



CITY OF MARTINEZ

2023-2031 HOUSING ELEMENT

Housing Plan Background Report

Adopted – December 20, 2023

Minor Revisions made on March 25, 2024 as allowed under Resolution No. 145-23

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City of Martinez

2023-2031 Housing Element

HOUSING PLAN

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PART 1 - HOUSING PLAN

A. INTRODUCTION

This Housing Plan reflects: 1) community input; 2) Martinez's housing needs; 3) land availability and constraints; and 4) experience gained during the past eight years (as summarized in the Housing Element Background Report). The Housing Plan sets forth the goals, policies, and programs to address the identified housing needs and issues for the 2023-2031 planning period and focuses on the following:

- * **Diversifying Housing:** Encouraging development of a variety of housing types affordable to all income levels, allowing those who work in Martinez to also live here.
- * **Improving Housing Affordability:** Encouraging a range of affordable housing options for both renters and homeowners.
- * **Preserving Housing Assets:** Maintaining the condition and affordability of existing housing and ensuring development is consistent with the surrounding neighborhood context.
- * **Removing Governmental Constraints:** Minimizing governmental constraints under the City's control while facilitating the provision of housing and encouraging innovation in design, ownership, and living arrangements.
- * **Advancing Equal Housing Opportunities:** Promoting opportunities for residents, including special needs populations, to reside in the housing of their choice.
- * **Ensuring Sustainability:** Planning for Martinez growth in a responsible manner.

B. GOALS AND POLICIES

The goals and policies that guide the City's housing programs and activities are as follows:

DIVERSIFYING HOUSING

Goal H-1: Foster development of a variety of housing types, densities, and prices to balance the City's housing stock and meet Martinez's regional fair share housing needs for people of all income levels.

Policy H-1.1: City Leadership. Provide an active leadership role in helping to attain the objectives of the City's Housing Element by following through on the actions prescribed in the Housing Element in a timely manner.

Policy H-1.2: Partnerships with Non-Profit Affordable Housing Organizations. Support collaborative partnerships with non-profit affordable housing organizations to facilitate greater access to affordable housing funds.

Policy H-1.3: Regional Housing and Sustainability Strategies. Support a regional approach to solving the housing crisis by supporting sustainability principles, reducing reliance on private automobiles, and coordinating with agencies providing housing or housing-related services.

Policy H-1.4: Housing Diversity. Encourage diversity in the type, density, size, affordability, and tenure of residential development in Martinez, while maintaining quality of life goals for the community. Ensure there is an adequate supply of mixed-use and residentially zoned land of appropriate densities to accommodate existing and anticipated housing needs through 2031.

Policy H-1.5: Incentives and Concessions. Facilitate the development of affordable housing through regulatory incentives and concessions, and available financial assistance. Proactively seek out new models and approaches in the provision of affordable

housing, including accessory dwelling units (“ADUs”) that allow extended families to live near each other, increase the affordable and rental housing stock, and provide income assistance to homeowners.

Policy H-1.6: Inclusionary Zoning. Use inclusionary zoning as a tool to increase and integrate affordable units within market-rate developments, and increase access to resources, amenities, and affordable housing opportunities throughout the community.

Policy H-1.7: Annexation to Meet Housing Needs. Encourage thorough study and, if appropriate, the annexation of vacant and underdeveloped land appropriate for residential use within the Martinez Planning Area.

Policy H-1.8: Streamlined Review. Continue existing streamlined development review process for all residential projects and facilitate priority review where appropriate for affordable, below market-rate (“BMR”), and special needs housing projects.

IMPROVING HOUSING AFFORDABILITY

Goal H-2: Promote the expansion of the City’s affordable housing stock, including units which accommodate special needs households.

Policy H-2.1: Outreach and Participation. Promote participation by all residents of Martinez in the development of housing strategies and programs. Encourage minority participation in all sectors of the housing market.

Policy H-2.2: Contra Costa County Housing Authority. Continue to lend assistance and support to projects developed by the Housing Authority.

Policy H-2.3: Developer Incentives. Provide incentives to developers who assist the City in meeting affordable housing needs, including units to accommodate special needs households, female-headed households, seniors, disabled, developmentally disabled, large families, emancipated youth, seasonal and temporary workers, and the homeless.

Policy H-2.4: Alternative Housing Accommodations. Accommodate the development of housing that provides temporary, transitional, and permanent housing in the City and surrounding areas for homeless and low-income individuals, as well as housing accessible to disabled persons, and that facilitates aging in place.

Policy H-2.5: Home Ownership Opportunities. Increase homeownership opportunities for very low-, low-, and moderate-income households.

Policy H-2.6: Affordable Housing Supply. Support the acquisition and rental assistance of existing market-rate apartment units by non-profit housing developers, and conversion to long-term affordable housing for extremely low-, very low-, low-, and moderate-income households, and large families to increase the supply of available and affordable rental housing.

Policy H-2.7: Financial Assistance to First-Time Homebuyers. Advocate for the provision of financial assistance for very low-, low-, and moderate-income first-time homebuyers through county and state programs.

PRESERVING HOUSING ASSETS

Goal H-3: Improve and preserve the existing housing stock where feasible and appropriate, and make certain new residential development is consistent with the surrounding neighborhood context.

Policy H-3.1: Preserve Existing Housing. Preserve the City’s housing stock, including existing rental housing and single-family homes that are affordable to very low-, low-, and moderate-income households.

Policy H-3.2: Design of Housing and Neighborhoods. Make certain excellence in project design is consistent with community character (architecture, site planning, and amenities) and City policies for development areas. Maintain and enhance neighborhoods with quality housing, infrastructure, and open space that strengthens neighborhood character and the health of residents, as well as encourages maintenance of rental and ownership units in sound condition through code enforcement and housing rehabilitation programs. Encourage the rehabilitation or remodeling of older units to retain the architectural character and integrity of the original structure.

Policy H-3.3: Code Enforcement and Housing Rehabilitation. Require compliance with the City's building codes to maintain the quality of the housing stock, ~~and~~ pursue available rehabilitation programs for both owner-occupied and rental housing, and [pursue](#) funding for the conservation, retrofitting, and rehabilitation of viable older housing.

Policy H-3.4: Preservation of Rent-Restricted Units. Identify funding opportunities and partnerships to preserve rent-restricted affordable units at risk of conversion to market-rate units, and conserve and rehabilitate the existing supply of housing affordable to extremely low-, very low-, low-, and moderate-income households when appropriate. Preserve existing low-cost rental housing for occupancy by lower-income (very low- and low-income) residents, to the extent feasible. Regulate the conversion of existing apartment complexes to condominium ownership, and only permit when the citywide vacancy rate for rental units warrants.

REMOVING GOVERNMENTAL CONSTRAINTS

Goal H-4: Reduce and remove governmental constraints under the City's control on the maintenance, improvement, and development of housing, while maintaining community character.

Policy H-4.1: State Density Bonus Law. Provide density bonuses to projects consistent with State law.

Policy H-4.2: Regulatory Incentives and Concessions. Provide regulatory incentives and concessions to offset some costs of affordable housing development, while protecting quality of life goals.

Policy H-4.3: Emergency Shelter and Disaster Preparedness Housing. Identify emergency housing needs and locations as part of the City's disaster preparedness planning.

Policy H-4.4: Housing Provisions. Implement provisions for transitional housing, supportive housing, emergency shelters, and community care facilities.

Policy H-4.5: Flexible Living Arrangements. Support flexibility and variety in site planning, housing design, ownership, and living arrangements, including co-housing, shared housing, and live/work housing through the Zoning Ordinance.

Policy H-4.6: ADUs. Provide for the infill of modestly-priced rental housing by encouraging ADUs on single-family, multifamily, and mixed-use zoned lots with residential units.

Policy H-4.7: Fee Reductions and Waivers. Provide fee reductions and/or deferrals to facilitate production of extremely low-, very low-, and low-income housing, while ensuring the costs and potential impacts are offset by other means.

Policy H-4.8: Parking Reductions. Provide flexible parking standards when parking demand is reduced, such as for affordable and special needs housing and housing near public transit.

ADVANCING EQUAL HOUSING OPPORTUNITIES

Goal H-5: Promote equal housing opportunities for all residents, including special needs populations and all classes protected under Federal and State fair housing laws, so that safe and decent housing is available to all persons and all income levels throughout the community.

Policy H-5.1: Fair Housing and Equal Housing Opportunity. Support access to fair housing opportunities for the entire community and the provision of fair housing services to Martinez residents.

Policy H-5.2: Senior Housing. Support development and maintenance of affordable senior rental and ownership housing and supportive services to facilitate maximum independence and the ability of seniors to remain in their homes or within the greater Martinez community.

Policy H-5.3: Adaptable/Accessible Units for the Disabled. Continue to address the special needs of persons with disabilities, including developmental disabilities, through provision of supportive housing, accessibility grants, zoning for group housing, universal design, and procedures for reasonable accommodation.

Policy H-5.4: Housing for New Employees and their Families. Given the amount of commercial and retail development expected with future development as envisioned by the General Plan, encourage an adequate supply and variety of rental and ownership housing that meets the needs of new employees and their families.

Policy H-5.5: Transitional and Supportive Housing. The City recognizes the need for and desirability of transitional and supportive housing and will treat transitional and supportive housing as a residential use that will be subject only to the same restrictions that apply to other residential uses of the same type in the same zone, consistent with State law.

Policy H-5.6: Housing for the Homeless. The City recognizes the need for and desirability of emergency shelter housing for the homeless and will continue to allow emergency shelters as a permitted use within the SC (Service Commercial) [and LI \(Light Industrial\)](#) zoning districts.

ENSURING SUSTAINABILITY

Goal H-6: Promote sustainability through support of existing and new residential development that minimizes reliance on natural resources.

Policy H-6.1: Energy Conservation Improvements. Encourage energy conservation improvements and promote energy conservation programs through rehabilitation loan programs, City staff training, and the distribution of information on energy conservation improvements.

Policy H-6.2: Green Building. Continue to implement CALGreen to require new development to be energy and water efficient. Consider establishing additional incentives to achieve energy and water conservation efficiencies higher than those required by CALGreen. Encourage the incorporation of energy conservation design features in existing and future residential developments to conserve resources and reduce housing costs.

Policy H-6.3: Alternative Energy Sources. Promote the use of alternative energy sources such as solar energy, cogeneration, and non-fossil fuels.

C. HOUSING PROGRAMS

The following programs are the implementing actions the City will take to address its housing goals. Each program identifies the objectives, timeframe for implementation, department [and/or](#) agency primarily responsible for implementation, and the likely funding source.

1. HOUSING PRODUCTION AND DIVERSITY

Encourage development of a variety of housing types affordable to all income levels, allowing those who work in Martinez to also live here.

PROGRAM 1: PARTNERSHIPS FOR AFFORDABLE HOUSING

The City can play an important role in facilitating the development of quality, affordable housing in the community through provision of regulatory incentives and financial assistance or partnerships with developers. By utilizing various tools to facilitate affordable housing development, the City can help to address the housing needs of its extremely low-, very low-, low-, and moderate-income households.

Responsible Party: Planning Division; City Council

Funding Sources: General Fund; County; Grants; Impact Fees

- Objectives and Timeframe:**
1. **Conduct Partnership Outreach.** Explore opportunities to coordinate with County representatives and developers at the regional level, and establish a network of those interested in affordable housing development:
 - Host regular meetings with affordable housing developers and non-profit organizations to identify housing opportunities, programs, and incentives that support affordable housing development, rehabilitation, and conversion of market-rate housing or non-residential development to affordable housing through provision of land write-downs, regulatory incentives, and/or financial assistance.
 - Establish an affordable housing concierge program to aid affordable housing developers in identifying locations for developing affordable housing and assist with the entitlement review process. The concierge program would include a team of representatives from each applicable department and division, who would provide step-by-step guidance and administrative support.
 2. **Offer Financial and Regulatory Incentives.** Establish financial and regulatory incentives by July [31, 2024](#) to private and non-profit developers for the development of affordable housing for families, seniors, and other households and housing for special needs populations. Incentives may include:
 - **Provide City Staff Assistance.** Offer study sessions for affordable housing projects for free or at a reduced cost for affordable housing projects. The study session would be an opportunity to receive preliminary feedback from City staff, Planning Commission, and/or City Council on the preliminary design of an affordable housing project. The preliminary feedback would allow the applicant an opportunity to incorporate recommendations as part of the formal proposal.
 - **Expedite Project Processing.** Expedite processing of projects with 20 percent or more of units affordable to very low- or low-income households or for special needs households.

- **Reduce Development Fees.** Study waiving or reducing application processing fees for projects with a minimum of 15 percent extremely low-income units, 40 percent very low- or low-income units, or 50 percent of the units restricted to occupancy by special needs groups.
- **Provide Fee Deferrals.**
 - Establish a Fee Deferral Program for [certain](#) building permit fees and [City](#) development impact fees for affordable housing projects. The Fee Deferral Program would allow owners/developers to defer the payment of fees until final inspection, certificate of occupancy, or another specified time period from the date of building permit issuance, whichever comes first, provided a Fee Deferral Agreement has been executed with the City. Investigate the possibility of extending fee deferrals beyond issuance of a certificate of occupancy for the initial phases of a project to be due at issuance of certificate(s) of occupancy for the final phase to allow developers of affordable housing to amortize the fees over a longer period.
 - Defer payment of City development impact fees until certificate of occupancy for projects with at least 49 percent of units affordable to very low- or low-income households consistent with AB 641 (2007) or with at least 50 percent of the units restricted to occupancy by special needs groups.
- **Provide Architectural Design Assistance.** Provide on-call architectural design services to approved developers of affordable housing projects, particularly missing middle housing projects, up to a specified number of hours. The City could also reimburse applicants for the services of a professional designer for up to a specified financial contribution.
- **Customize Development Standards.** Engage developers of affordable and special needs housing to understand potential land use constraints related to development standards and prepare and adopt standards which support the development of housing affordable to low- and moderate-income households and households with special needs. This includes setbacks, floor area ratios, and parking, where necessary to accommodate maximum permitted densities.
 - Consider a program to allow waiving or reducing the requirements for an affordable housing project to complete frontage improvements, by either retaining the property frontage in its existing condition or having the City complete the improvements on the applicant's behalf as part of a larger capital improvement project.
- **Offer Density Bonuses.** See Program 15.
- **Planning Application Fee Waiver or Fee Reduction Program.** Study the feasibility of a program to waive, defer, or reduce planning application fees (excluding environmental review), building permit fees, and/or development impact fees for deed-restricted affordable housing projects. If adopted, recommend the fee waivers, deferrals, or reductions would operate through a reimbursement process to make certain the affordable housing unit is constructed. Fee waivers or fee reductions may be used in the negotiation process between the City and developers.

- **Incentivize Units that are Affordable by Design.** “Affordable by design” refers to small units, sometimes termed micro-units, that provide entry-level housing opportunities at modest prices. These units can assist in meeting the City’s RHNA and provide for efficient use of a site. Review the City’s Zoning Code and development standards by [December 31, 2024](#) to identify reductions that can be made to City requirements to encourage units that are affordable by design and implement an Affordable by Design program by [December 31, 2026](#).

PROGRAM 2: AFFORDABLE HOUSING FUNDING SOURCES

Successful implementation of the City’s programs for development of affordable and special needs housing will depend on the leverage of local funds with a variety of federal, state, county, and private sources. The Financial Resources section of the Housing Element identifies the primary affordable housing funding programs available to Martinez. In addition to applying for those funds directly available to municipalities, the City plays an important role in supporting developers to secure outside funds. City involvement may include review of financial pro-forma analyses; provision of demographic, market, and land use information; review and comment on funding applications; and City Council actions in support of the project and application. Many “third-party” grants may also require some form of local financial commitment.

Responsible Party: Planning Division; Economic Development Division; City Manager’s Office

Funding Sources: General Fund; Federal, State, and County Government; Grants

- Objectives and Timeframe:**
1. Adopt and implement a legislative platform by December [31, 2025](#) to address the City’s housing needs, including:
 - a. Advocating for commitment of Federal and State funds adequate to address Statewide RHNA with a commitment of State funds for affordable housing and AFFH programs to each jurisdiction that are commensurate with its RHNA.
 - b. Coordinating with the League of California Cities, ABAG, and legislative representatives to advocate for tangible actions to make it easier to fund and build affordable housing.
 2. Pursue federal, state, county, and private funding sources for affordable housing as a means of leveraging local funds and maximizing assistance (ongoing). Support developers in securing outside funding sources. Funds will be used to support the City’s housing goals, policies, and programs including providing ADUs and alternative housing types; integration of housing into commercial areas; adaptive reuse of non-residential structures; rehabilitation and preservation of housing, including subsidized housing and mobile home parks; and incentivizing affordable housing, infill housing, and furthering access to housing opportunities throughout Martinez.
 3. Work with developers and housing providers to identify new affordable development projects, including very low- and low-income units, and rehabilitation or conversion projects that would assist very low- and low-income households (ongoing).
 4. Submit, or support developer submission of, affordable housing funding applications, such as development, preservation, maintenance/rehabilitation,

and/or homebuyer assistance, to assist the above-referenced projects as well as other opportunities identified during the planning period (ongoing).

5. Work with non-profits and philanthropy groups to identify opportunities to purchase larger lots or to purchase contiguous smaller lots that can be made available at low or no cost to non-profit developers to provide affordable, workforce, and special needs housing (ongoing).

PROGRAM 3A: PUBLIC PROPERTY CONVERSION TO HOUSING

The Surplus Lands Act (“SLA”) of California (Government Code Section 54220 et. seq.) and AB 1486 (2019) requires the City to declare property to be “surplus land” before the City can take any action (sale or lease) to dispose of the property. Surplus land is land deemed not necessary for a local agency’s use, including that according to a local agency’s plan, including but not limited to, utility sites or land used for conservation purposes.

The City will maintain a list of all surplus City-owned lands, including identification of address, APN, General Plan land use designation, zoning, current use, parcel size, and status (surplus land or exempt surplus land), in accordance with State Housing Law. In accordance with State Housing Law, should surplus land be identified in the future, the City will work with non-profits and public agencies to evaluate the feasibility of transferring surplus city-owned lands not committed to other City purposes for development of affordable housing by the private sector. The inventory will be updated annually in conjunction with the Annual Progress Report program. Any disposition of future surplus lands shall be conducted consistent with the requirements of Government Code Section 54220 et. seq.

The City has identified sites in Appendix A that are owned by the City and are planned to accommodate a portion of the City’s Regional Housing Needs Allocation (“RHNA”) during the Planning Period. –These sites are planned to remain in City ownership and are anticipated to be made available for development through long-term leases. –These sites will be made available for affordable housing consistent with the requirements of the Surplus Lands Act. –The City has identified sites owned by Martinez Unified School District (“MUSD”) that are underutilized and would support education workforce housing, consistent with the *Education Workforce Housing In California: Developing the 21st Century Campus* report that outlines methods to accommodate workforce housing on land owned by school districts.

The City has identified additional sites owned by MUSD that have underutilized areas and would be appropriate for workforce housing.

Contra Costa County, PG&E, and other public and quasi-public entities own underutilized or vacant land that has the potential to accommodate housing.

Responsible Party: Planning Division

Funding Sources: General Fund

Objectives and Timeframe:

1. By March 31, 2026, declare Sites 5, 62, 94, 95, 207, and 211 as surplus and issue a notice of availability for each site pursuant to the Surplus Lands Act. In conjunction with issuing the notice of availability, perform outreach to affordable housing developers and non-profits active in the City and region to make certain developers and non-profits are aware of the notice and of the City’s commitment to affordable housing. –Following receipt of notice(s) of interest from entities desiring to lease the lands, continue with disposition of the lands for affordable housing purposes consistent with the Surplus Lands Act.

2. For affordable housing projects proposed on City-owned lands, the City shall provide financial incentives to remove barriers to development, such as BMR rents, waiver or deferral of City fees, priority processing, and assistance with and support of grant applications. Fee waivers or fee deferrals may be used in the negotiation process between the City and developers.
3. For Sites 502 and 503 (MUSD Adult Education Center) and Site 507 (MUSD John Muir Elementary School), coordinate with MUSD to develop workforce housing on the sites:
 - a. [January 1, 2023 – December 31, 2024](#): Coordinate with MUSD to:
 - i. Identify preferred paths for land development (e.g., affordable housing construction, income generation),
 - ii. Define target population,
 - iii. Prepare site design study to determine building layout, heights, units, parking, and amenities.
 - iv. Identify financing strategy.
 - b. [By December 31, 2025](#): Coordinate with MUSD to prepare development plans and finalize land disposition method.
 - c. [By December 31, 2026](#): Coordinate with MUSD to determine land agreement type (joint use of property, sale of underutilized portion of property, etc.), declare site selected for workforce housing as surplus, and pursue land disposition (long-term lease, sale of property).
 - d. [By December 31, 2027](#): Issue Request for Proposals (“RFP”) for development, finalize development team, and finalize entitlements.
 - e. [January 1, 2028 – December 31, 2030](#): Development team constructs affordable workforce housing.
4. Create a list of publicly-owned land that is suitable for residential or mixed-use development and update the list on an annual basis and provide proactive outreach and assistance to the development community.
5. Develop an online Geographic Information System (“GIS”) webpage that contains up-to-date property information for the public and affordable housing developers to review at their convenience.
6. Maintain an up-to-date inventory of sites to accommodate the RHNA throughout the 2023 – 2031 Housing Element Cycle.
7. Meet with the County, PG&E, and other entities with vacant and underutilized land to identify sites that may be available for housing development during the 2023 – 2031 and 2031 – 2039 Housing Elements and develop strategies, such as land swaps, development incentives, and partnering these entities with interested affordable housing developers, to support the development of these sites with housing.

PROGRAM 3B: CITY-LEASED PROPERTY: RELOCATE CITY CORPORATION YARD

The City will research and identify potential new locations to relocate the City’s existing corporation yard, which is currently located on Berrellesa Street (APN 373-242-001). This site is part of a contiguous parcel assemblage known as a *Downtown Residential Opportunity Area* identified in General Plan 2035 within the Downtown Shoreline (DS) land use category. Once identified, the City shall negotiate a purchase price or a lease and relocate existing corporation yard activities to the new property(-ies). The relocation of the corporation yard from this site will reduce a significant impediment to the future redevelopment of this Opportunity Area into a higher density residential development that allows a floor area ratio (“FAR”) up to 4.0. As the relocation of the corporation yard will likely take most of the 2023 – 2031 planning period, the property is not identified as an Opportunity Site in the 2023 – 2031 Housing Element.

Responsible Party: City Manager’s Office; Public Works Department

Funding Sources: General Fund

- Objectives and Timeframe:**
1. Evaluate the City’s existing corporation yard requirements and future needs, including the preferred location, access, property size, and improvements ~~in~~ [by December 31, 2025](#). Estimate budgetary needs to relocate the existing corporation yard facilities and equipment and the fiscal impacts of continuing to lease rather than acquire the future corporation site ~~in~~ [by December 31, 2026](#).
 2. Once the background information is compiled, work with a site acquisition team to locate and secure a new location (or locations) for the corporation yard ~~in-between January 1, 2027 to-and December 31, 2029~~.

PROGRAM 4: ACCESSORY DWELLING UNITS AND JUNIOR ACCESSORY DWELLING UNITS

An accessory dwelling unit (“ADU”) is a self-contained living unit with cooking, eating, sleeping, and full sanitation facilities, either attached to or detached from the primary residential unit on a single lot. A junior accessory dwelling unit (“JADU”) is an accessory unit that is no more than 500 square feet in size and contained entirely within a single-family residence with separate or shared sanitation facilities. ADUs and JADUs offer several benefits. First, they often are affordable to very low-, low-, and moderate-income households and can provide options for students, seniors, young professionals, and even small families. Second, the primary homeowner receives supplementary income by renting out the ADU, which can help many modest income and elderly homeowners afford to remain in their homes. ADUs offer an important opportunity to help Martinez address its regional housing needs while maintaining the community’s unique character.

Regulatory Updates. Martinez will continue to update Municipal Code regulations that allow ADUs and JADUs by right on properties with existing or planned single-family and multifamily uses and support the development of ADUs through fee reductions and waivers above and beyond those required by State law.

Amnesty Program. The City will develop and implement an Amnesty Program, which offers a risk-free opportunity for owners of existing, unpermitted ADUs to bring those units into compliance with health and safety standards without risk of code enforcement, demolition of units, and displacement of occupants.

Downloadable ADU Plans. The City will provide, free of charge, sample ADU floor plans, elevations, electrical and plumbing plans, structural calculations, and preliminary energy calculations that have been reviewed for compliance with all required building codes to property owners that are interested in building an ADU.

Responsible Party: Planning Division; Building Division

Funding Sources:

General Fund; Grants

Objectives and Timeframe:

1. Update the City's current ADU/JADU requirements to comply with State law and provide further streamlining incentives by December 31, 2023.
2. Pursue state funding available to assist low- and moderate-income homeowners in the construction of ADUs by December 31, 2023.
3. Identify financial assistance for qualified property owners to build ADUs using state funds (such as CalHOME funds).
4. Provide technical resources online by December 31, 2023 to assist with ADU/JADU development, including an ADU factsheet with a summary of requirements for ADUs/JADUs and permit fees required for ADUs/JADUs, and information regarding CalHFA grants.
5. Conduct outreach and education on ADU options and requirements to homeowners and Homeowners' Associations ~~in~~ by December 31, 2024.
6. Conduct annual and mid-cycle review no later than January 31, 2026 of ADU assumptions included in the Housing Resources chapter of the Background Report. If the review finds that production is not consistent with the projections in the Housing Resources chapter, modify this program as follows to further incentivize ADU production so that the City's projections can be realized:
 - a. If total production or affordability at mid-cycle review deviates from projections by 15-25 percent then the City will conduct additional marketing and outreach to all property owners to promote the construction of ADUs/JADUs.
 - b. If total production or affordability at mid-cycle review deviates from projections by 26-35 percent then the City will provide additional fee reductions and waivers for ADUs/JADUs.
 - c. If total production or affordability at mid-cycle review deviates from projections by more than 35 percent then the City will identify additional sites suitable for ADUs/JADUs and rezone the sites within six months of the mid-cycle review to accommodate ADUs/JADUs.
7. Add 48 new ADUs by December 31, 2031; 16 very-low income, 13 low-income, 16 moderate-income, and three above moderate-income units.
8. Develop an ADU Amnesty Program to encourage compliance with health and safety standards by December 31, 2025.
9. Provide downloadable ADU plans on the City's website by December 31, 2024.
- ~~9:10.~~ Amend ADU/JADU requirements by December 31, 2023, similar to the City of San Diego, to provide ADU bonuses allowing one or more additional unrestricted ADUs to be developed on a property for every deed-restricted ADU that is provided, subject to the site's location relative to a Transit Priority Area and space limitations.
- ~~10:11.~~ The City will target 20 percent of ADU production to be within higher opportunity areas.

2. HOUSING AFFORDABILITY

Encouraging a range of affordable housing options for both renters and homeowners.

PROGRAM 4A: LARGE UNIT DEVELOPMENT

Collaborate with housing developers to support large families. Developers of affordable and market rate housing can help address the special needs of the community’s large families by providing a mix of unit types and sizes, including units with more than three bedrooms. The City will advise developers regarding the presence of larger families in Martinez and encourage them to evaluate the feasibility of including a higher proportion of units that are more than three bedrooms.

Responsible Party: Planning Division

Funding Sources: General Fund

Objectives and Timeframe:

1. Monitor the City’s existing affordable housing stock and options for special needs housing and support the development of large units.
2. Annual outreach to the development community; provide ongoing assistance to interested affordable housing and special needs housing developers regarding large unit development.

PROGRAM 5: PROVIDE INFORMATION ON HOUSING PROGRAMS

The City will promote the availability of Contra Costa County [and other available](#) programs for housing construction, homebuyer assistance, rental assistance, [utilities assistance](#), and housing rehabilitation through the following means: (a) Maintain a webpage on the City’s website describing County, [local, and regional](#) programs available in Martinez, with links to ~~County-program~~ application forms and contact information for ~~County~~-agencies that administer these programs; (b) Include information on County, [local, and regional](#) programs in City newsletters and other general communications that are sent to City residents; (c) Maintain information on ~~County-available~~ programs at the City’s public counter; (d) Train City staff to provide referrals to ~~County~~-agencies [that administer programs](#); and (e) Distribute information on ~~County-available~~ programs at community centers.

Responsible Party: Planning Division in partnership with Contra Costa County, City Manager’s Office

Funding Sources: General Fund; County

Objectives and Timeframe:

1. Maintain a webpage on the City’s website describing programs available in Martinez, with links to ~~County-program~~ application forms and contact information for ~~County~~-agencies that administer these programs.
2. Include information on County programs, [including the Neighborhood Preservation Program financial assistance for housing rehabilitation, homebuyer assistance programs, the City’s Lifeline \(water bill assistance program\), PG&E’s California Alternate Rates for Energy \(CARE\), Community Services Bureau LIHEAP weatherization and energy costs assistance, Bay Area Regional Energy Network program, and other available programs](#) in City newsletters and other general communications that are sent to City residents.
3. Maintain information on County [and other available](#) programs at the City’s public counter.
4. Train City staff to provide referrals to ~~County~~-agencies [administering available housing programs](#).
5. Distribute information on ~~County-available~~ programs at community centers.

PROGRAM 6: HOUSING CHOICE VOUCHER RENTAL ASSISTANCE

The federal Housing Choice Voucher (“HCV”) Program extends rental subsidies to extremely low- and very low-income households, including families, seniors, and persons with disabilities. The HCV Program offers a voucher that pays the difference between the current fair market rent and what a tenant can afford to pay (i.e., 30 percent of household income). The voucher allows a tenant to choose housing that costs above the payment standard, provided the tenant pays the extra cost. Given the significant gap between market rents and what extremely low- and very low-income households can afford to pay for housing, the HCV Program plays a critical role in allowing such households to remain in the community and is a key program to address the needs of extremely low- and very low-income households.

The City will continue to advocate for increased vouchers and work with the Contra Costa County Housing Authority to increase access to vouchers within Martinez.

Responsible Party:	Planning Division; Contra Costa County Housing Authority; City Manager’s Office
Funding Sources:	U.S. Department of Housing and Urban Development (“HUD”) Housing Choice Vouchers
Objectives and Timeframe:	<ol style="list-style-type: none"> 1. Publicize and participate in rental assistance programs, such as Section 8 and other available rental programs, on an ongoing basis. 2. Partner with the Contra Costa County Housing Authority to provide rental assistance to extremely low-, very low-, and low-income residents. 3. Share information regarding the HCV Program on the City’s website by December 31, 2023. 4. Encourage the participation of single-family and multifamily property owners in the HCV Program on an ongoing basis. 5. Assist the Contra Costa County Housing Authority in providing education about the benefits of the HCV Program and encouraging increased landlord participation by facilitating an annual presentation to groups such as Homeowners’ Associations and Neighborhood Associations in areas with the highest opportunity scores in the City. 6. Target education and marketing efforts throughout the community with an emphasis on higher opportunity areas.

3. HOUSING AND NEIGHBORHOOD PRESERVATION

Maintaining the condition and affordability of existing housing and ensuring development is consistent with surrounding neighborhood context.

PROGRAM 7: HOUSING ELEMENT OUTREACH/ ANNUAL REPORTING AND MONITORING

Martinez’s Planning Division is responsible for the regular monitoring of the Housing Element to ensure that the City continues to assess its affordable housing programs, progress towards the RHNA, including maintenance of adequate sites, and the preservation of affordable housing units. The Planning Division will prepare the Annual Progress Report (“APR”) for review by the public, City decision-makers, and submittal to the California Department of Housing and Community Development (“HCD”) and the Governor’s Office of Planning and Research (“OPR”). Completion of the Annual Progress Report is required for the City to maintain access to state housing funds.

The APR will document:

- Martinez’s annual residential building activity, including identification of any deed-restricted affordable units and assignment of market-rate units to an appropriate affordability category;
- Special needs units building activity, including new construction, rehabilitation, and preservation;
- Progress towards the Regional Housing Needs Allocation since the start of the planning period;
- Implementation status of the Housing Element programs; and
- Implementation and compliance with other State law for APRs

As part of Housing Element implementation monitoring, the City will monitor individual projects and its inventory of sites suitable for residential development and ensure no net loss of housing sites pursuant to Government Code Section 65863.

Responsible Party: Planning Division

Funding Sources: General Fund

- Objectives and Timeframe:**
1. Develop a Community Outreach Program that promotes public input and engagement in the decision-making process, including updates to the Housing Element, Zoning Ordinance, long-range planning activities, and implementation of the Housing Element. The Community Outreach Program shall identify multiple methods to notify and engage the community, identifying timing of notification, and will make certain that a significant effort is made to provide outreach to all areas and economic segments of the community.
 2. Review the Housing Element annually and provide opportunities for public participation, in conjunction with the submission of the City’s APR to HCD and OPR by April 1st of each year.
 3. Develop a registry of rental units, accessory dwelling units, and SB 9 units by [December 31, 2025](#) to monitor the affordability of such units, to collect data to inform decisions, and to assist the City in monitoring the efficacy of its programs directed at tenant protections, promoting housing opportunities through ADUs and SB 9 units, and addressing the maintenance and preservation of housing.
 4. Monitor inventory of residential sites on an ongoing basis, with replacement sites identified within six months of any shortfall.

PROGRAM 8: PRESERVATION OF EXISTING AFFORDABLE HOUSING

Potential conversion of affordable housing to market-rate housing is an ongoing and critical statewide problem. federal, state, and local governments have invested in the development of more than 500,000 affordable rental homes in California over the last few decades.

The City will monitor rent-restricted units at risk of conversion to market-rate units and meet with property owners to explore possible options/incentives to retain the units in the affordable housing stock. Facilitate preservation of at-risk units through cooperative partnerships with nonprofit housing providers when feasible and appropriate. Support developer and nonprofit applications for other state and federal funds available to them for the preservation of units at risk of conversion and for the rehabilitation of the existing housing stock. Notice tenants of at-risk units about available resources.

Responsible Party: Planning Division; City Attorney; Planning Commission; City Council

Funding Sources: General Fund, Section 8 Project Based Certificates, public and private funds

- Objectives and Timeframe:**
1. Annually monitor the City’s affordable housing stock to make certain that deed-restricted affordable units are preserved.

- Should any of the assisted housing become at risk of converting to market rate, the City will work with property owners, interest groups, and the state and federal governments to require compliance with State law and implement the following:
 - Technical Assistance: Provide technical assistance where feasible to public and non-profit agencies interested in purchasing and/or managing units at risk.
 - Preservation Programs: Provide information to owners of at-risk properties regarding rehabilitation assistance and/or mortgage financing in exchange for extending affordability restrictions.
 - Tenant Education: Hold public hearings upon receipt of any Notice of Intent to Sell or Notice of Intent to Convert to Market Rate Housing, pursuant to [Government Code](#) Section 65863.10 ~~of the Government Code~~ and provide tenant education on housing rights.
2. Retain all assisted multifamily housing.

PROGRAM 9: HOUSING REHABILITATION AND CODE ENFORCEMENT

The Code Enforcement Officers operate within the City’s Building Division. The Code Enforcement Officers receive complaints related to substandard housing, property maintenance, overgrown vegetation, trash and debris, improper occupancy, and other nuisance and Municipal Code violations and complaints.

A Housing Rehabilitation Program offers BMR loans to low-income owner-occupants of single-family homes or mobile homes, and owners of rental properties where at least half of the tenants are low-income households, to make necessary repairs to their dwellings. Martinez participates in the Contra Costa County Neighborhood Preservation Program, which assists low-income homeowners with housing rehabilitation activities and is currently administered by Habitat for Humanity East Bay/Silicon Valley.

The City will identify any areas with concentrations of housing in need of repair, including dilapidated units, as well as individual multifamily developments in need of significant repair or rehabilitation and will coordinate connecting owners of such housing with federal, state, and regional resources for housing rehabilitation.

Responsible Party: Building Division; Code Enforcement Officers

Funding Sources: General Fund and County

- Objectives and Timeframe:**
1. Coordinate with agencies annually to identify potential sources of funding to expand housing rehabilitation assistance, to identify service and volunteer programs to assist homeowners with physical or financial constraints, and to identify methods to prioritize areas with higher rates of housing rehabilitation needs and areas with higher potential of displacement.
 2. Review code enforcement records on an annual basis to identify areas requiring special attention. If areas with less stable housing conditions are identified (e.g., code violations, significant deferred maintenance, illegal occupancy), perform targeted outreach within six months to the neighborhood and areas to be certain property owners and residents are aware of available housing rehabilitation and improvement programs.
 3. Work with property owners, residents, and Homeowners’ Associations to enforce the City’s Building Code and Zoning Ordinance.

- Identify concentrations of housing in need of repair and multifamily developments in need of significant repair by December 31, 2024 and connect property owners with resources for rehabilitation by June 30, 2025.
 - As part of code enforcement activities, staff will provide property owners, residents, and Homeowners' Associations with referral information to applicable housing rehabilitation and improvement programs.
4. Investigate complaints on an ongoing basis and take appropriate action involving building code and zoning ordinance violations in single-family and multifamily rental housing.
 5. Track code enforcement activities on an ongoing basis to identify any trends related to housing quality and housing safety to be certain that assistance is targeted where necessary.

4. REMOVING GOVERNMENTAL CONSTRAINTS

Minimizing governmental constraints under the City's control while facilitating the provision of housing and encouraging innovation in design, ownership, and living arrangements.

PROGRAM 10: MONITOR CHANGES IN FEDERAL AND STATE HOUSING, PLANNING, AND ZONING LAWS

The City will continue to monitor federal and state legislation that could impact housing and comment on, support, or oppose proposed changes or additions to existing legislation, as well as support new legislation when appropriate. Furthermore, while another program addresses specific constraints identified in this Housing Element, the City will continue to, at least annually, monitor its development processes and zoning regulations to identify and remove any housing constraints and endeavor to minimize governmental constraints to the development, improvement, and maintenance of housing.

Recent laws that may require Municipal Code revisions to implement include Assembly Bill ("AB") 2011 (2022) and Senate Bill ("SB") 6 (2022). AB 2011 creates a CEQA-exempt, ministerial approval process for eligible housing developments, including 100-percent affordable projects and mixed-income projects located on "commercial corridors", on sites where office, retail, or parking are the principally permitted use. SB 6 allows eligible residential and mixed-use projects in zones where office, retail, or parking are the principally permitted use to invoke SB 35 (2017) and the Housing Accountability Act approval processes.

Responsible Department/Agency: Planning Division; City Attorney's Office

Funding Sources: General Fund

- Objectives and Timeframe:**
1. Monitor federal and state legislation as well as City development processes and zoning regulations to identify, address, and remove constraints to housing.
 2. Update the Municipal Code and the City's project application documents by December 31, 2024 to incorporate the requirements of AB 2011 and SB 6.

PROGRAM 11: ZONING ORDINANCE AMENDMENTS

Amendments to the Zoning Ordinance are necessary to address various recent changes to State law and create consistency with the Housing Element. The amendments shall address the following:

- A. **Low Barrier Navigation Centers:** The Zoning Ordinance will be updated to define and permit low barrier navigation centers consistent with the requirements of Government Code Sections 65660 through 65668, including treating low barrier navigation centers as a by-right land use in areas zoned for mixed-use and nonresidential zones permitting multifamily uses.

- B. **Transitional and Supportive Housing:** The Zoning Ordinance will be revised to require that transitional and supportive housing are allowed in residential and mixed-use zones subject to the same standards as a residence of the same type in the same zone consistent with Government Code Section 65583(c)(3), and to allow eligible supportive housing as a by-right land use in zones where multifamily and mixed uses are permitted pursuant to Government Code Sections 65650 through 65656.
- C. **Residential Care Facilities:** The Zoning Ordinance will be amended to fully address small and large residential care facilities consistent with State law. Specifically, the City will amend the Zoning Ordinance to: (1) allow residential care facilities for six or fewer persons to be allowed in the same manner as a residential use of the same type in all residential zoning districts; and (2) to allow residential care facilities that serve seven or more people in all zones that allow residential uses, in the same manner as a residential use of the same type, and to be certain that all conditions of approval are objective and do not create barriers for housing for seniors, persons with disabilities, or other special needs populations, and to clarify that this type of facility is intended to serve as a residence for individuals in need of assistance with daily living activities.
- D. **Streamlined and Ministerial Review for Eligible Affordable Housing Projects:** The Zoning Ordinance will be updated to process eligible multifamily, mixed-use, and multi-unit projects with streamlined ministerial (by-right) review which shall only be subject to objective design and development standards consistent with relevant provisions of State law, including SB 330 (2019) and SB 9 (2021), as provided by applicable sections of the Government Code, including but not limited to, Sections 65905.5, 65913.4, 65940, 65941.1, 65950, and 66300. State law defines objective design standards as those that “involve no personal or subjective judgement by a public official and are uniformly verifiable by reference to an external and uniform benchmark or criterion available and knowable by both the development applicant and public official prior to submittal.”
- E. **Employee Housing:** The Zoning Ordinance will be amended to define “employee housing” and to clarify that employee housing serving six or fewer employees shall be deemed a single-family structure and shall be subject to the same standards for a single-family residence in the same zone.
- F. **Single-Room Occupancy (“SRO”):** The Zoning Ordinance will be updated to define single-room occupancy units and to establish objective standards for development of SROs.
- G. **Emergency Shelters:** The Zoning Ordinance will be updated to ensure consistency with State law, including AB 2339 (2022) and AB 139 (2019). This shall include:
- a. ~~Removing~~ Continuing to permit emergency shelters as a permitted use in the LI (Light Industrial) zone and clarifying that emergency shelters are permitted ministerially in the SC (Service Commercial) zone, which also allows mixed-use multifamily residential.
 - b. Expanding the definition of “emergency shelter” to include other interim interventions, including but not limited to, navigation centers, bridge housing, and respite or recuperative care.
 - c. Allowing emergency shelters as a permitted use when ancillary to a religious ~~religious~~ institution.
 - d. Requiring sufficient parking to accommodate all staff working in an emergency shelter, provided that the standards will not require more parking for emergency shelters than other residential or commercial uses within the same zone.
- H. **Design Standards:** The City will adopt objective design and development standards for multifamily housing, including ministerial (by-right) residential and mixed-use development, and will make certain that the development standards, ~~including such as~~ floor area ratio, lot coverage, unit size, height, setback, and ~~parking-landscaping~~ requirements, accommodate the maximum densities permitted, and provide flexibility with the design of building types and units to accommodate irregular lots and steep slopes. These objective standards will replace any subjective standards, including site plan review findings, design review standards, use permit conditions, and other standards required for single-family and multifamily housing with objective standards and definitions and/or illustrations.

- I. **Affordability in Perpetuity:** The City will review its conversion provisions for market-rate to affordable housing and for non-residential uses to affordable housing to provide when possible affordable units that are required by the City are provided in perpetuity.
- J. **Manufactured Housing:** The City will review and update the Zoning Ordinance as necessary to reflect the current requirements of State law, and to explicitly indicate that the City shall only subject a manufactured home and the lot on which it is placed to the same development standards to which a conventional single-family residential dwelling on the same lot would be subject to.

Additional amendments to the Zoning Ordinance are necessary to advance affordable housing opportunities:

- K. **Inclusionary Housing:** As part of the Zoning Ordinance Update, the City will consider adopting an Inclusionary Housing Ordinance, housing impact fee, as well as consider potential alternatives to inclusionary housing as a means of providing some BMR housing in market-rate developments and to integrate/disperse affordable housing throughout the community.
- L. **Shared Housing:** Encourage reduction of housing expenses through shared-living arrangements. Contact the Contra Costa County Housing Division to identify organizations like Home Match Contra Costa that specialize in operating shared housing referral and placement programs primarily for low-income residents. Outreach could be conducted through the senior center, libraries, City Hall, and the media. Determine the feasibility of establishing a new program or expanding the existing County program in Martinez based on program operational costs to the City.
- M. **Group Homes for Seven or More Persons:** Consider amending the Zoning Ordinance to allow group homes for seven or more persons with a Conditional Use Permit in additional residential zones.
- N. **Land Use Zoning Amendments:** Rezone vacant/underutilized land that is deemed appropriate for mixed-use or residential/higher-density residential use.
- O. **Farm Worker and Employee Housing:** Explicitly define, and provide zoning provisions for farm worker and employee housing in accordance with California Health and Safety Code Sections 17021.5 and 17021.6. Specifically, the Zoning Ordinance shall be amended to include the following:
 - a. Any employee housing providing accommodations for six or fewer employees shall be deemed a single-family structure. Employee housing shall not be included within the definition of a boarding house, rooming house, hotel, dormitory, or other similar term.
 - b. No conditional use permit, variance, or zoning clearance shall be required of employee housing that serves six or fewer employees that is not required of a family dwelling of the same type in the same zone.
 - c. Any employee housing consisting of no more than 36 beds in a group quarters or 12 units or spaces designed for use by a single-family household shall be permitted by-right in any zone(s) permitting agricultural use by right. In any zone(s) where agricultural use is permitted subject to a conditional use permit, such employee housing shall be subject to a conditional use permit.
 - d. Permitted occupancy in employee housing in an agricultural zone shall include agricultural employees who may or may not work on the property where the employee housing is located.
 - e. Require that existing or future agricultural farms or places of employment work with housing providers to meet the needs of farm workers and their families.
- P. **Multifamily Parking Requirements:** Study and implement ways to simplify and consolidate the City's requirements for off-street parking for multifamily housing, citywide and for the Downtown Overlay District and Historic Overlay District, to be more reflective of actual demand and current best practices. This shall include:
 - a. Reductions in parking requirements for multifamily housing to be implemented by January 1, 2026. [Parking Minimum parking](#) requirements shall be one space per unit for the first bedroom and one-half space for each

additional bedroom. Guest parking requirements shall be eliminated for housing development projects that set aside at least 15 percent of their units as housing for extremely low-, very low-, low-, or moderate-income households (as defined under Government Code 65589.5(h)(3)). Either covered or uncovered spaces shall be allowed to fulfill the parking requirement for any multifamily housing development project.

- b. Reductions in requirements for the number of covered and non-covered spaces for senior housing and live/work units.
 - c. Modification of design standards for driveways, garages, and parking layouts used for required parking.
 - d. Establishing a corresponding program to provide bus passes to very low-, low-, and moderate-income households and ADU/JADU occupants for free or at a subsidized rate.
 - e. Decoupling parking requirements. Removing parking requirements for specific housing types, income levels, or areas and establishing a maximum amount of parking allowed. The analysis will consider: 1) requiring eligible projects to promote and support transportation demand management practices and alternatives for single-passenger vehicle transportation, such as transit, bicycling, walking, and ride-sharing; and 2) the financial impact on very low-, low-, and moderate-income households if they need to pay for vehicle storage separately from housing.
 - f. Amend the parking requirements to comply with Assembly Bill No. 2097, which prohibits a public agency from imposing any minimum automobile parking requirement on any residential, commercial, or other development project, as defined, that is located within ½-mile walking distance of public transit. [Also, establish a maximum parking requirement for projects located within ½-mile walking distance of public transit.](#)
- Q. **Alhambra Avenue Corridor:** Create and adopt an overlay zoning district to allow multifamily residential uses and mixed-use development with residential units by right at a density and intensity that would encourage new housing development in this area (at least 21.5 to 43 units per acre). Explore other redevelopment incentives for this area to foster an attractive gateway into Martinez.
- R. **Revise Definition of Family in the Municipal Code:** The amended definition of “family” shall address the following:
- a. Not distinguish between related and unrelated individuals.
 - b. Not impose a numerical limit on the number of persons in a family.
 - c. Land use restrictions for licensed group homes for six or fewer individuals must be the same as those for single families.
- S. **Landscaping:** Study the feasibility of amending the Zoning Ordinance to waive or reduce the minimum landscape requirements for affordable housing projects.
- T. **Minimum Densities:** Require sites zoned CC, C, PA, [DT, DS](#), and M-R-1.5/PA that are anticipated to accommodate the City’s RHNA (Appendix A) to develop [with residential uses](#) at a minimum of ~~80%~~ [percent](#) of the maximum permitted residential density.
- U. **Short-Term Rentals:** Define and address short-term rentals, including consideration of the impact of short-term rentals on the City’s housing stock.
- V. **Building Height:** The City will amend the building height development standards for residential structures to ensure that maximum building heights can accommodate maximum allowable densities. Following guidance from HCD, the City will allow a building height of 36 feet (~~3-three~~ stories) for projects on sites that permit [up to 30 du/ac](#) (effectively a minimum of one story, [allow a building height of 48 feet \(four stories\) for projects on sites that permit 40 to 43 du/ac, and where 12 feet in height is permitted](#) for each 10 dwelling units/acre). As part of the amendment, the City will amend the requirements for Planning Commission approval of taller buildings with a conditional use permit, as the revised height limits will be consistent with permitted densities.

V.W. Land Use Controls: The City will amend its General Plan and Zoning Ordinance by December 31, 2025 to ensure that its land use controls do not constrain development at maximum densities. Specifically, the Zoning Ordinance will be revised to allow lot coverage of 50 percent in the R-1.5 zone and the General Plan and Zoning Ordinance will be revised to allow FARs of 0.65 in R-1.5, 0.4 in R-2.5, 0.5 in R-3.5, 0.3 in R-6, and 0.22 in the R-7.5 zone (or to not apply FARs to residential zones) and to remove FARs from the General Plan for residential zones to remove the potential for conflicts between the General Plan and Zoning Ordinance. Further, the Zoning Ordinance shall be amended to establish an exception process to exceed the permitted FAR.

Responsible Party: Planning Division; City Manager’s Office; Public Works Department; City Attorney; Planning Commission; City Council

Funding Sources: General Fund; Grants

Objectives and Timeframe: Ensure that the City’s Zoning Ordinance is consistent with State law by December 31, 2023 (Paragraphs A-~~J~~G, I-J, O, and R), update the Zoning Ordinance to address Paragraphs H, K-N, P, Q, and S-V by January 1, 2026, and update as needed to comply with future changes to State law. Review development standards in all residential districts every five years to identify if standards have constrained potential development and revise standards when necessary to remove constraints to multifamily residential development.

PROGRAM 12: DOWNTOWN SPECIFIC PLAN IMPLEMENTATION

Continue to implement the programs, policies, and development standards to facilitate and encourage residential development in the downtown area. This would include the implementing actions contained in the Downtown Specific Plan (“DSP”), adopted on July 24, 2006, such as actions to promote walkability, development incentives, financing and funding mechanisms, and other policies and actions contained in the DSP to encourage infill, higher density, and mixed-use development. The DSP identifies “priority catalyst projects” to help achieve the goals and policies of the Specific Plan. Specific incentives contained in the DSP and identified as catalyst projects include:

1. Zoning changes as a result of the DSP adoption encourage development of townhomes and condominiums, which were not allowed under previous regulations;
2. Improvements to infrastructure, including the utility grid; and
3. Evaluation of financing and funding mechanisms to implement the DSP.

Responsible Party: Planning Division; City Manager’s Office; Public Works Department; Planning Commission; City Council

Funding Sources: General Fund; Grants

Objectives and Timeframe:

1. Target a variety of support options, including expediting and prioritizing review, coordinating applications with the project review committee, considering waivers or reductions of fees, or granting concessions and incentives, and specifically meeting with developers, including non-profit developers, to identify and implement target sites and strategies at least twice in the planning period. Fee waivers or fee reductions may be used in the negotiation process between the City and developers.
2. Apply for or support applications for funding to advance the implementing actions of the DSP at least twice in the planning period.
3. Annually monitor the effectiveness of the strategy and add or revise programs as necessary to promote affordability in the DSP.

PROGRAM 13: ADEQUATE SITES FOR LOWER-INCOME HOUSEHOLDS

The City will rezone to establish adequate housing sites to accommodate the RHNA of 1,345 units, including 350 very low-, 201 low-, 221 moderate-, and 573 above moderate-income units. The City will also rezone to allow developments by right pursuant to Government Code Section 65583.2(i) when 20 percent or more of the units are affordable to lower-income households on sites identified in Appendix A to accommodate the lower-income RHNA that were previously identified in past Housing Elements (4th and 5th Cycles).

Furthermore, the City will evaluate a range of incentive-based and regulatory approaches to facilitate and encourage sites to develop at the densities and intended uses as identified in the Sites Inventory. This will include updates to local implementation on the State’s Density Bonus program, as well as evaluation of floor-area-ratio-based bonuses, bonuses in exchange for infrastructure, increased opportunities for expedited permit processing, and increased use of ministerial processing for a variety of housing types.

Responsible Party: Planning Division

Funding Sources: General Fund

- Objectives and Timeframe:**
- **Policy Establishment.** Establish development standards and a formal ongoing procedure by December 31, 2024 that encourages a variety of housing types and affordability levels and includes procedure to evaluate proposals for affordable housing.
 - **Zoning Ordinance Update.** Update the Zoning Ordinance by January 31, 2024 to address:
 - **Residential Use By Right.** Allow residential use by right for housing developments in which at least 20 percent of the units are affordable to lower-income households for: 1) lower-income sites that are vacant and have been included in the inventory from two or more consecutive planning periods; and 2) lower-income sites that are underutilized and have been included in the inventory from a prior planning period consistent with the requirements of Government Code Section 65583.2.
 - **Rezoning to Address RHNA Shortfall.** The City is committed to rezoning all necessary parcels to accommodate the RHNA, and is specifically committed, through this program, to complete the rezoning for all sites identified in Appendix A (Site Inventory) in accordance with the acreages and unit capacities identified therein.
 - The rezoning will establish new zoning regulations, development standards (including parking requirements), and objective design standards, and special provisions for housing opportunity sites and will establish overlay districts to support the development of affordable housing on sites that include:
 - Community service organizations, including Religious Institutions
 - Alhambra Avenue Corridor (see Program 11)
 - Property located at 3334 Alhambra Avenue (Safeway)
 - Other properties as identified by the City for rezoning in Appendix A
 - The rezoning will establish fee waivers for the lot merger component of an application to consolidate lots included in Appendix A for the purpose of an affordable housing project.

- Pursuant to State Housing Element statutes (Government Code Section 65583.2(h) and (i)), sites identified for rezoning to address the City's lower-income RHNA shortfall shall meet the following requirements:
 - Permit owner-occupied and rental multi-family uses by-right for projects with 20% percent or more units affordable to lower-income households
 - Permit a minimum density of 20 units per acre
 - Allow a minimum of 16 units per site
 - Allow 100 percent residential use and require residential use to occupy at least 50 percent of the floor area in a mixed-use project
- Overlay districts will require development at minimum densities, be consistent with the Government Code, and conform with case law, such as *Martinez v. City of Clovis* to the extent applicable, related to use of overlay districts in housing elements.
- The minimum density of the underlying base zoning will be required to be consistent with the minimum density of the overlay zones (i.e., 20 units per acre), [meaning that development of these sites will be required to include residential uses at the minimum density regardless of the base zoning](#), for sites identified to accommodate the RHNA.
- **Lot Consolidation and Phasing.** Develop and implement strategies to encourage and facilitate (1) lot consolidation and (2) phasing of residential and mixed-use developments on large sites, to make sites more developable for housing by December 31, 2024. The City will meet with local developers and property owners to discuss development opportunities and incentives for lot consolidation on smaller sites and/or phasing of development on larger sites to accommodate affordable housing units and consider additional incentives brought forth by developers. As developers/owners approach the City with interest in lot consolidation or phased development on larger sites for the development of affordable housing, the City could defer certain fees, allow more height or additional stories, waive lot merger fees for certain small contiguous lots, and provide concurrent/fast tracking of project application reviews to developers who provide affordable housing. The City will also pursue grant funding for parcel assemblage land banking when it is available.
- **Inventory Management.** Maintain an inventory of sites suitable for residential development affordable at all income levels to make certain that adequate sites remain available throughout the planning period, in compliance with Government Code Section 65863(b), provide information online and to interested developers, and update the inventory annually as part of the Annual Progress Report.
- **RHNA Monitoring.** Monitor and report on progress made toward meeting the 2023-2031 RHNA allocation at all income levels as part of the Annual Progress Report.
- **No Net Loss.** Require no net loss of housing sites pursuant to Government Code Section 65863 (No Net Loss Law) through monitoring the updated inventory of sites to make certain that the net future housing capacity is adequate to accommodate the RHNA and implementing a project-by-project

procedure to evaluate the proposed density and affordability levels of each project to make certain that the project would not create a shortfall in capacity to accommodate the RHNA. If a shortfall occurs, the City will identify replacement sites within six months of project approval creating the shortfall.

- **Development Incentives.** Evaluate and implement a range of incentive-based and regulatory approaches to facilitate and encourage sites to develop at the densities and intended uses as identified in the Sites Inventory by December 31, 2024, including updates to local implementation of the State Density Bonus program, as well as evaluation of floor-area-ratio-based bonuses, bonuses in exchange for infrastructure, increased opportunities for expedited permit processing, and increased use of ministerial processing for a variety of housing types.

PROGRAM 14: GOVERNMENTAL TRANSPARENCY

Government Code Section 65940 addresses public access to a jurisdiction’s planning and financial documents. Planning applications, General Plans, Zoning Ordinance including zoning, zoning map, and other planning-related documents as well as financial documents, including fee schedules, current and historical budgets and financial reports, and an archive of fee, cost of service, and equivalent studies.

Responsible Party:	Planning Division; Building Division; Public Works Department; Finance Department; City Clerk
Funding Sources:	General Fund
Objectives and Timeframe:	Provide planning and financial documents through the City’s website to provide transparency pursuant to Government Code Section 65940, no later than July 1, 2023.

PROGRAM 15: ACCESS TO OPPORTUNITIES, DENSITY BONUSES, AND INCENTIVES

The City will review and update its Zoning Ordinance to reflect current State density bonus provisions. Government Code Section 65915-65918 requires density bonuses for a range of housing types, including mandating density bonuses of up to 80 percent based on the percentage of affordable units for projects affordable to very low-, low-, and moderate-income households (depending on the affordable units provided by the project) and up to four incentives for qualified housing projects. The City is also required to establish procedures for waiving or modifying development and zoning standards that would otherwise inhibit the utilization of the density bonus on specific sites.

Applicants of residential projects of five or more units may apply for a density bonus and additional incentives if the project provides for one of the following:

- Ten percent of the total units of a housing development for rental or sale to lower-income households; or
- Five percent of the total units of a housing development for rental or sale to very low-income households; or
- A senior housing development or a mobile home park that limits residency based on age requirements for housing for older persons; or
- Ten percent of the total dwelling units (“Dus”) of a housing development are sold to moderate-income persons and families; or
- Ten percent of the total units of a housing development for rental to transitional foster youth, disabled veterans, or homeless persons; or
- Twenty percent of the total units for rental to lower-income students in a student housing development.

The amount of density bonus varies according to the amount by which the percentage of affordable housing units exceeds the established minimum percentage, but generally ranges from 20-50 percent above the specified maximum General Plan density. In addition to the density bonus, eligible projects may receive up to four additional development incentives, depending on the proportion of affordable units and level of income targeting. The following development incentives may be requested:

- Reduced site development standards or design requirements.
- Approval of mixed-use zoning in conjunction with the housing project.
- Other regulatory incentives or concessions proposed by the applicant or the City that would result in identifiable cost reductions.

Applicants are also eligible to use the State’s alternative parking ratio (inclusive of handicapped and guest spaces) of one parking space for studios and one-bedroom units, two parking spaces for two- to three-bedroom units, and 2.5 parking spaces for four or more-bedroom units.

In addition to the density bonus and incentives for qualified projects, the City can encourage affordable and special needs housing, including housing for seniors, persons with a disability, large families, farmworkers, and single-female heads of household, by offering incentives for special needs housing that is affordable to very low-, low-, and/or moderate-income households but do not qualify for a density bonus.

This approach can also be used to incentivize housing that improves Martinez’s opportunity scores. Recognizing that most of the City has low or moderate opportunity scores as identified in the Affirmatively Furthering Fair Housing analysis of Housing Element Background Report, affordable and workforce projects that improve educational, economic, and environmental conditions will be prioritized and incentivized. Incentives for such projects will include priority for commitment of the City’s financial resources for affordable housing, streamlined processing, and a density bonus or incentives for projects that are not otherwise eligible for a density bonus or incentives under State Density Bonus law.

Responsible Party: Planning Division; City Attorney; Planning Commission; City Council

Funding Sources: General Fund; Grants

- Objectives and Timeframe:**
1. By December 1, 2026, study and consider adoption of a Development Bonuses Code – a point-based system that encourages developers to fund certain amenities in exchange for concessions, such as increased density or decreased parking requirements. Developers earn points by funding community benefits above and beyond the normal requirements, such as active transportation, parks, free or subsidized transit, playgrounds, public art, or utility undergrounding, which enhance the sense of place and build on the existing community. Once they have enough points, developers are allowed to exceed design standards, above and beyond concessions permitted through State Density Bonus law.
 2. Continue to permit projects up to a density of 40 dwelling units per acre (“du/ac”) that meet a community objective (affordable housing).
 3. Continue to implement and grant density bonuses for projects meeting density bonus criteria, consistent with State law.
 4. Update the Zoning Ordinance by December 31, 2024 to reflect the density bonus provisions of State law and to allow up to one additional incentive for special needs housing that is affordable to very low-, low-, and/or moderate-income households in perpetuity. Promote the use of density bonus incentives and provide technical assistance to developers in utilizing the density bonus to maximize feasibility and meet local housing needs.

5. Study and consider adoption of an Affordable Housing Overlay (“AHO”) to the Housing Element sites that accommodate the very low- and low-income RHNA, by June 30, 2025.

5. FAIR HOUSING OPPORTUNITIES

Ensuring residents, particularly special needs populations, have access to safe and habitable housing, are treated fairly, and have increased opportunities to live in location of their choice.

PROGRAM 16: AFFIRMATIVELY FURTHER FAIR HOUSING

Facilitate equal and fair housing opportunities by taking meaningful actions to affirmatively further fair housing (“AFFH”) and address impediments identified in the analysis located in the Background Report. In summary, the City offers higher opportunity areas but faces challenges in promoting and providing a range of housing types and prices suitable for lower-income households. Providing a range of affordable housing can help foster more inclusive communities and increase access to opportunities for persons of color, persons with disabilities, and other protected classes. Table 1 summarizes fair housing issues, contributing factors, and recommended implementing actions.

The actions listed below, along with the other programs identified in this Housing Plan, were developed to cumulatively address the AFFH goals to counteract the disparities and issues that were identified in the AFFH analysis located in the Background Report. The timeframes and priority levels are added to implement these actions in a timely manner. The priority levels for these actions are defined as follows:

- High-priority contributing factors are those that have a direct and substantial impact on fair housing, and are core municipal functions that the City can control;
- Medium-priority factors are those that have a direct and substantial impact on fair housing, but the City has limited capacity to control their implementation;
- Low-priority factors may have a direct and substantial impact on fair housing choice, but the City lacks capacity to address it, or the factor may have only a slight or indirect impact on fair housing choice.

The City intends to complete the necessary actions to meet the State AFFH requirements. These actions are integrated into the Housing Plan for the 2023-2031 Housing Element with the specified timeframes for expedited implementation. The rationale for identifying these actions is to make certain they are implemented in a timely manner to better serve the Martinez community. These actions are intended to alleviate the main issues identified in the Assessment of Fair Housing (“AFH”) and the City intends to implement these and all the programs outlined in this Housing Plan during the 2023-2031 planning period.

In addition, the City intends to monitor the AFFH actions on an annual basis in conjunction with the preparation of the APR to make certain the goals are being met. If any action items are not being achieved, the City will adjust its metrics, timeframes, and commitments as necessary to meet its AFFH goals.

Responsible Party: Planning Division; fair housing services providers; City Manager’s Office

Funding Sources: General Fund; Grants

Objectives and Timeframe: Implement measures to affirmatively further fair housing on an ongoing basis, with specific timelines for individual components as outlined in Table 1.

Table 1: Program 16 Fair Housing Program Action Items

Program/Action Area ¹	Specific Commitment	Timeframe	Geographic Targeting	Metrics
Fair Housing Outreach and Enforcement				
<p>19. Fair Housing Services Provide fair housing investigation and coordinate referral services to assist individuals who may have been the victims of discrimination. The City's current fair housing services provider is Eden Council for Hope and Opportunity ("ECHO") Housing.</p>	<ul style="list-style-type: none"> Promote fair housing opportunities for all people and support efforts of City, County, State and Federal agencies to eliminate discrimination in housing by continuing to publicize information on fair housing laws and State and Federal anti-discrimination laws. Educate selected staff in the Community and Economic Development, City Attorney, and City Manager departments on responding to complaints received regarding potential claims of housing discrimination. Post information regarding the housing discrimination complaint referral process on the City's website and available at public counters. Establish a specific process for addressing fair housing complaints by December 31, 2023. 	<ul style="list-style-type: none"> High priority: by December 31, 2023 	<ul style="list-style-type: none"> Citywide 	<ul style="list-style-type: none"> Information on the City's website and public counter (December 31, 2023); Establishment of specific process for addressing fair housing complaints (December 31, 2023).
Housing Mobility Enhancement				
<p>2. Affordable Housing Funding Sources Pursue funding sources for affordable housing as a means of leveraging local funds and maximizing assistance.</p>	<ul style="list-style-type: none"> Adopt and implement a legislative platform to address the City's housing needs. Pursue federal, state, county, and private funding sources for affordable housing as a means of leveraging local funds and maximizing assistance. Support developers in securing outside funding sources. Work with developers and housing providers to identify new affordable development projects. Submit, or support developer submission of, affordable housing funding applications. Work with nonprofits and philanthropy groups to identify opportunities to purchase lots that can be 	<ul style="list-style-type: none"> Medium priority: within 24 months of Housing Element adoption by December 31, 2025 	<ul style="list-style-type: none"> Target affordable housing throughout the City with an emphasis on higher opportunity areas and areas of concentrated poverty. 	<ul style="list-style-type: none"> Implement a legislative platform to address the City's housing needs by December 31, 2025; Annually pursue funding sources for affordable housing, coordinate with developers and housing providers, and work with nonprofits and philanthropy groups to provide affordable, workforce, and special needs housing.

¹ Program numbers reference the corresponding program in the Housing Plan. Program 16 is the AFFH program and all associated actions, objectives, and timing are implemented solely as part of Program 16.

Program/Action Area ¹	Specific Commitment	Timeframe	Geographic Targeting	Metrics
<p>4. Accessory Dwelling Units (“ADUs”) and Junior Accessory Dwelling Units (“JADUs”) Encourage the development of ADUs and JADUs throughout the City to expand housing opportunities for all income levels and special needs groups.</p>	<p>made available at low or no cost to non-profit developers to provide affordable, workforce, and special needs housing.</p> <ul style="list-style-type: none"> Update Municipal Code regulations that allow ADUs and JADUs by right on properties with existing or planned single-family and multifamily uses and support the development of ADUs through fee reductions and waivers above and beyond those required by State law. Develop and implement an Amnesty Program, which offers a risk-free opportunity for owners of existing, unpermitted ADUs to bring those units into compliance with health and safety standards without risk of code enforcement, demolition of units, and displacement of occupants. Provide free sample ADU floor plans, elevations, electrical and plumbing plans, structural calculations, and preliminary energy calculations that have been reviewed for compliance with all required building codes to property owners that are interested in building an ADU. Update the ADU/JADU requirements as necessary to comply with State law; pursue funding for ADU construction; provide financial assistance to build ADUs; provide technical resources; conduct outreach and education on ADUs; conduct a mid-cycle review of ADU assumptions by December 31, 2023. Pursue State funding available to assist low- and moderate-income homeowners in the construction of ADUs. Provide technical resources online by December 31, 2024 to assist with ADU/JADU development, including an ADU factsheet with a summary of requirements for ADUs/JADUs and permit fees required for ADUs/JADUs, and information regarding CalHFA grants. Conduct outreach and education on ADU options and 	<ul style="list-style-type: none"> High priority: initial implementation by December 31, 2023; subsequent actions by December 31, 2025 	<ul style="list-style-type: none"> Citywide; target marketing in higher opportunity areas Target density bonuses in transit priority areas and low-density areas Target incentives in higher opportunity areas and racially concentrated areas of affluence 	<ul style="list-style-type: none"> Update the City's current ADU/JADU requirements to comply with State law and provide further streamlining incentives (December 31, 2023); Pursue State funding available to assist low- and moderate-income homeowners in the construction of ADUs (December 31, 2023); Document financial assistance provided to qualified property owners to build ADUs using State funds (such as CalHOME funds) on an as-needed basis; Document provision of online ADU/JADU technical resources by December 31, 2023; Conduct outreach and education on ADU options and requirements to homeowners and HOAs by December 31, 2024; Conduct annual and mid-cycle review no later than January 31, 2026 of ADU assumptions; Add 48 new ADUs by December 31, 2031; 16

Program/Action Area ¹	Specific Commitment	Timeframe	Geographic Targeting	Metrics
	<p>requirements to homeowners and HOAs in-by December 31, 2024.</p> <ul style="list-style-type: none"> • Conduct an annual and mid-cycle review no later than January 31, 2026 of ADU assumptions included in the Housing Resources chapter of the Background Report. If the review finds that production is not consistent with the projections in the Housing Resources chapter, modify this program within one year to further incentivize ADU production so that the City's projections can be realized. • Add 48 new ADUs by December 31, 2031, 16 very-low income, 13 low-income, 16 moderate-income, and three above moderate-income units. • Develop an ADU Amnesty Program by December 31, 2025. • Provide downloadable sample ADU plans on the City's website by December 31, 2024. • Amend ADU/JADU requirements to provide ADU bonuses allowing one or more additional unrestricted ADUs to be developed on a property for every deed-restricted ADU that is provided, subject to the site's location relative to a Transit Priority Area and space limitations. • Research the potential to provide additional incentives, such as delaying payment of impact fees until certificate of occupancy or using CDBG or other grant funds, for property owners who provide deed-restricted ADUs for very low-, low-, or moderate-income households (for at least 55 years, or in perpetuity), with priority to properties in high resource areas and racially concentrated areas of affluence. Implement actions identified as feasible by December 31, 2025. 			<p>very-low income, 13 low-income, 16 moderate-income, and 3 above moderate-income.;</p> <ul style="list-style-type: none"> • Develop ADU Amnesty Program by December 31, 2025.; • Provide downloadable sample ADU plans on the City's website by December 31, 2024.; • Amend ADU/JADU requirements by December 31, 2023 to provide ADU bonuses.; • Research potential for additional incentives, such as delaying payment of impact fees until certificate of occupancy or using CDBG or other grant funds, by March 31, 2025 and implement incentives by December 31, 2025. • Target 3²0 percent of ADUs and JADUs in higher opportunity areas and racially concentrated areas of affluence.

Program/Action Area ¹	Specific Commitment	Timeframe	Geographic Targeting	Metrics
<p>6. HOUSING CHOICE VOUCHER (“HCV”) RENTAL ASSISTANCE PROGRAM</p> <p>Extend rental subsidies to extremely low- and very low-income households, including families, seniors, and persons with disabilities.</p>	<ul style="list-style-type: none"> Publicize and participate in rental assistance programs, such as Section 8 and other available rental programs, on an ongoing basis. Partner with Contra Costa County Housing Authority to provide rental assistance to extremely low-, very low- and low-income Martinez residents on an ongoing basis. Share information regarding the HCV Program available on the City website by December 31, 2023; and annually send direct mailing to all residents and property owners, identifying available housing resources. Encourage the participation of single-family and multifamily property owners on an ongoing basis. Assist the Contra Costa County Housing Authority by identifying and assisting to facilitate a minimum of three presentations per year, to Homeowners’ Associations and Neighborhood Associations in the areas with the highest opportunity scores in the City, to provide education about the benefits of the HCV Program and to encourage increased landlord participation. 	<ul style="list-style-type: none"> Medium priority: within 24 months of Housing Element adoption by December 31, 2025 	<ul style="list-style-type: none"> Target education and marketing efforts throughout the community with an emphasis on higher opportunity areas. 	<ul style="list-style-type: none"> Document any participation in rental assistance programs on an ongoing basis.; Document provision of rental assistance to extremely low-, very low-, and low-income Martinez residents on an ongoing basis.; Provide information regarding the HCV Program available on the City website by December 31, 2023 and annually send direct mailing to all residents and property owners.; Track participation of single-family and multifamily property owners on an ongoing basis.; Assist with facilitating three presentations per year to HOAs and Neighborhood Associations in areas with the highest opportunity scores in the City.
<p>16. Increasing Housing Opportunities in Low Density Districts</p> <p>Create new options for those entering the housing market and increase opportunities for fee-simple type of ownership (SB 9, 2022) while maintaining the existing single-family character of low-density residential areas.</p>	<ul style="list-style-type: none"> Implement the provisions of SB 9 and consider establishing ministerial review procedures and objective design standards for any proposed housing development, or proposed lot splits of existing single-family residential lots (which are subject to SB 9), in the very low- and low-density residential zones (as they exist on January 1, 2024) by December 31, 2024. 	<ul style="list-style-type: none"> High priority: by December 31, 2024 	<ul style="list-style-type: none"> Target racially concentrated areas of affluence and higher resource and higher income areas in the 	<ul style="list-style-type: none"> Implement the provisions of SB 9 by January 1, 2024.; Provide outreach to high resource and racially concentrated areas of affluence. Target 25 units in the planning period, 40 percent of which will be targeted in

Program/Action Area ¹	Specific Commitment	Timeframe	Geographic Targeting	Metrics
New Housing Choices and Affordability in Moderate and High Opportunity Areas/Improve Opportunity Scores				
<p>1. Partnerships for Affordable Housing Use tools to facilitate affordable housing development to address the housing needs of very low-, low-, and moderate-income households.</p>	<ul style="list-style-type: none"> Explore opportunities to coordinate with County representatives and developers at the regional level, and establish a network of those interested in affordable housing development. Establish financial and regulatory incentives by July 31, 2024 to private and non-profit developers for the development of affordable housing for families, seniors, and other households and housing for special needs populations. 	<ul style="list-style-type: none"> Medium priority: within 24 months of Housing Element adoption by <u>January 1, 2026</u> 	<ul style="list-style-type: none"> Target affordable housing throughout the City with an emphasis on higher opportunity areas and areas of concentrated poverty. 	<ul style="list-style-type: none"> racially concentrated areas of affluence, higher resource and higher income areas. Review implementation of SB 9 mid-way through cycle by December 31, (2027) and, if City is not on track to meet targeted units, modify regulations to further encourage SB 9 units through developing standards to allowing stacking of ADUs and SB 9 units to allow up to three to four units per single family lot. Annual outreach to the development community.
<p>11. Zoning Ordinance Amendments Support a greater variety of housing types, including housing options for the unhoused, persons with a disability, and farmworkers; facilitate streamlined, ministerial review of eligible affordable housing projects;</p>	<ul style="list-style-type: none"> Access adopting an Inclusionary Housing Ordinance, housing impact fee, as well as potential alternatives to inclusionary housing as a means of providing affordable housing in market-rate developments and to integrate/disperse affordable housing throughout 	<ul style="list-style-type: none"> Medium priority: by January 1, 2026 	<ul style="list-style-type: none"> Citywide 	<ul style="list-style-type: none"> Adopt an Inclusionary Housing Ordinance or determine a potential alternative by January 1, 2026.;

Program/Action Area ¹	Specific Commitment	Timeframe	Geographic Targeting	Metrics
<p>increase opportunities for shared housing; and remove constraints to multifamily and affordable housing.</p>	<p>the community.</p> <ul style="list-style-type: none"> • Create and adopt an overlay zoning district along the Alhambra Avenue Corridor to allow multifamily residential uses and mixed-use development with residential units by right at a density and intensity that would encourage new housing development. • Require sites zoned CC, C, PA, and M-R-1.5/PA that are anticipated to accommodate the City's RHNA to develop at a minimum of 80 percent of the maximum permitted residential density. 			<ul style="list-style-type: none"> • Adopt an overlay zoning district along the Alhambra Avenue Corridor by December 31, 2024.; • Adopt Zoning Ordinance Amendment for sites zoned CC, C, PA, and M-R-1.5/PA by January 1, 2026.
<p>15. Access to Opportunities, Density Bonuses, and Incentives Establish procedures for waiving or modifying development and zoning standards that would otherwise inhibit the utilization of the density bonus on specific sites.</p>	<ul style="list-style-type: none"> • Incentivize and prioritize housing that improves educational, economic, and environmental opportunities 	<ul style="list-style-type: none"> • High priority/ identify projects within 18 months of Housing Element adoption by <u>December 31, 2025</u> and implement projects by <u>December 31, 2029</u> over 48 months 	<ul style="list-style-type: none"> • Citywide 	<ul style="list-style-type: none"> • Study and consider adoption of a Development Bonuses Code, a point-based system that encourages developers to fund certain amenities in exchange for concessions and waivers, such as increasing density or decreasing parking requirements.; • Continue to permit projects up to a density of 40 du/ac that meet a community objective.; • Update Zoning Ordinance by December 31, 2024 to reflect the density bonus provisions of State law.; • Hold a workshop with the Planning Commission and/or City Council by June 2025 to discuss a new affordable housing overlay to accommodate the very low- and low-income RHNA.;

Program/Action Area ¹	Specific Commitment	Timeframe	Geographic Targeting	Metrics
<p>16. Missing Middle Housing Encourage the development “missing middle” housing including duplexes, triplexes, fourplexes, small scale apartments, and bungalow courts throughout the City with a focus in supporting their development in Racially Concentrated Areas of Affluence (“RCAs”), areas of higher density, and in the central areas of the City.</p>	<ul style="list-style-type: none"> • Evaluate the following: <ul style="list-style-type: none"> ○ Opportunity for SB 9 sites eligible for an urban lot split to proceed with a triplex or fourplex. ○ Opportunity for corner lots in single-family developments in RCAA highest resource areas to develop with up to four units (duplex, triplex, or fourplex). ○ Opportunities for bungalow courts, consisting of a development of small single-family homes or duplexes arranged around a central yard, in single family residential zones. • To better facilitate the production of “missing middle” housing types, the City will implement at least one Missing Middle method.: 	<ul style="list-style-type: none"> • Medium priority: by June 30, 2026 	<ul style="list-style-type: none"> • RCAs, high and highest resource areas, and low-density areas 	<ul style="list-style-type: none"> • Implement overlay area by February 28, 2026. • Evaluate opportunities for missing middle housing by December 31, 2025. • Update land use/Zoning Ordinance regulations to implement at least one method to promote Missing Middle and lower-income housing opportunities in RCAs, high and highest resource areas, and low-density areas by December 31, 2026.
<p>11.L Shared Housing Develop or participate in a home sharing/home matching program to increase access to RCAs, areas of high and highest opportunity, and low-density neighborhoods.</p>	<ul style="list-style-type: none"> • Develop and participate in a home-sharing/home matching program to promote the program long-term rental of rooms in underutilized homes as a method to increase access to higher income areas, high resource areas, and promote access to opportunities, with the goal of seeing at least four successful matches per year throughout the planning period. • Ensure program is advertised in RCAs, areas of high and highest opportunity, and low-density neighborhoods 	<ul style="list-style-type: none"> • Medium priority: by June 30, 2026 	<ul style="list-style-type: none"> • RCAs, high and highest resource areas, and low-density areas 	<ul style="list-style-type: none"> • Program development or participation by December 31, 2025. • Annual advertisement of program to RCAs, high and highest resource areas, and low-density areas. • At least four successful matches per year throughout the planning period.
<p>Place-Based Strategies for Community Preservation and Revitalization</p>				
<p>5. Provide Information on Housing Programs Promotion of programs for housing construction, homebuyer assistance, rental assistance, and housing rehabilitation.</p>	<ul style="list-style-type: none"> • Maintain a webpage on the City’s website describing programs available in Martinez, with links to application forms, and contact information for County agencies that administer these programs. • Include information on County programs in City newsletters and other general communications that are sent to City residents. • Maintain information on County programs at the 	<ul style="list-style-type: none"> • Medium priority: within 24 months of Housing Element adoptionby 	<ul style="list-style-type: none"> • Citywide 	<ul style="list-style-type: none"> • Assist a total of 20 lower income households during the planning period.

Program/Action Area ¹	Specific Commitment	Timeframe	Geographic Targeting	Metrics
	<p>City's public counter.</p> <ul style="list-style-type: none"> • Train City staff to provide referrals to County agencies. • Distribute information on County programs at community centers. 	<p>June 30, 2026</p>		
<p>19. Fair Housing Services Ensure that educational and enforcement assistance is provided to renters, homebuyers, homeowners, and housing providers.</p>	<ul style="list-style-type: none"> • Publicize information on fair housing laws and State and Federal anti-discrimination laws. • Refer discrimination complaints to the Urban County/HOME or Contra Costa County Consortium's current fair housing services provider (currently ECHO Housing), the U.S. Department of Housing and Urban Development, or the California Department of Fair Employment and Housing. • Educate staff in the Community and Economic Development Department and City Manager's Office on responding to complaints received regarding potential claims of housing discrimination. • Post information regarding the housing discrimination complaint referral process on the City's website and available at public counters. • Establish a specific process for addressing fair housing complaints by December 31, 2023. 	<ul style="list-style-type: none"> • High priority: by December 31, 2023 	<ul style="list-style-type: none"> • Citywide 	<ul style="list-style-type: none"> • Information on the City's website, Community Center, and Public Counter (December 31, 2023); • Semi-annual outreach events (twice per year beginning in 2024).
<p>27. Place-Based Strategies for Community Revitalization Prioritize capital improvement projects and public investment in lower- and moderate resource areas and create opportunities for livability improvements for all residents without increasing housing costs.</p>	<ul style="list-style-type: none"> • Develop a policy for the use of City funding that addresses the infrastructure needs of the entire community. • Identify neighborhoods and streets in need of upgrading, with a focus on areas identified as being R/ECAPS and lower and moderate-resource and lower income, to inform the City's five-year Capital Improvement Program. • Improve streetscaping, landscaping, tree cover, and open space; reduce pollutants; and create more walkability and pedestrian safety. • Target investment in R/ECAP, low income-, and high poverty--areas through implementing projects that improve community assets such as schools, 	<ul style="list-style-type: none"> • Medium priority within 24 months of Housing Element adoption by December 31, 2025 	<ul style="list-style-type: none"> • Target R/ECAPs, low and moderate resource areas, and lower income areas 	<ul style="list-style-type: none"> • Develop policy for use of City funding by December 31, 2024; • Identify focus areas by December 31, 2024; • Implement program by December 31, 2025; • Complete a minimum of five improvement projects in R/ECAP or lower resourced or lower income areas, including at least one project that improves access of lower income

Program/Action Area ¹	Specific Commitment	Timeframe	Geographic Targeting	Metrics
	recreational facilities and programs, social service programs, parks, streets, active transportation, and infrastructure.			persons to parks, recreational facilities, or recreational programs, one project that improves educational outcomes, two projects that promote active transportation, and one project that improves transit access, with a goal of completing at least one project in 2025, 2027, 2028, 2029, and 2030.
<p>16. Address Negative Environmental and Health Impacts Ensure that the siting and operation of intensive land uses, such as industrial, rail, energy production projects, and projects that generate high levels of noise or toxic air contaminants is managed in a manner to reduce impacts to disadvantaged communities.</p>	<ul style="list-style-type: none"> • Implement the City's Environmental Justice and Disadvantaged Community Element (adopted in November 2022), including: • Measure EJ-I-1.1 which requires site-specific analysis to address toxic air contaminants and PM 2.5 exposure of development that includes sensitive receptors located within specific distances of highways, railroads, local roadways, and stationary sources • Policy EJ-P-8.3 which requires sites with un-remediated contaminated soil or groundwater conditions to remediate the contamination as a condition of approval • Policy EJ-P-26, which considers environmental justice issues related to potential adverse health impacts associated with land use decisions, including exposure to hazardous materials, industrial activity, vehicle exhaust, and other sources of pollution, on residents regardless of age, culture, gender, race, socioeconomic status, or geographic location 	<ul style="list-style-type: none"> • Develop template for environmental and health impact analysis of projects by December 31, 2025 • Review of projects on a project-by-project basis 	<ul style="list-style-type: none"> • Disadvantaged communities and R/ECAPs 	<ul style="list-style-type: none"> • Prepare template for the environmental and health impact analysis of projects that addresses the policies and measures established in the Environmental Justice and Disadvantaged Communities Element by December 31, 2025. • For all projects that include intensive land uses, provide an environmental and health analysis that addresses the requirements of the Environmental Justice and Disadvantaged Communities Element prior to project approval.

Program/Action Area ¹	Specific Commitment	Timeframe	Geographic Targeting	Metrics
Displacement Protection				
<p>5. Provide Information on Housing Programs Promote programs for homebuyer assistance, rental assistance, utilities assistance, and housing rehabilitation to assist residents in being able to maintain and afford their homes.</p>	<ul style="list-style-type: none"> • Increase awareness of available programs through making information more readily available through promoting programs via the City's website, in City newsletters, at the City's public counter, and at community centers 	<ul style="list-style-type: none"> • High priority: by December 31, 2024 	<ul style="list-style-type: none"> • Citywide, with a focus on disadvantaged communities, R/ECAPS, and lower income areas 	<ul style="list-style-type: none"> • Provide information on City's website, at the City's public counter, and at local community gathering areas (community center, youth center, senior center, library) by December 31, 2024 • Annually review and update information, including program contacts and application materials
<p>8. Preservation of Existing Affordable Housing Facilitate preservation of rent-restricted units at risk of conversion to market-rate units.</p>	<ul style="list-style-type: none"> • Annually monitor the City's affordable housing stock to ensure that deed-restricted affordable units are preserved. • Retain all assisted multifamily housing. 	<ul style="list-style-type: none"> • Medium priority: by October 31, 2025 	<ul style="list-style-type: none"> • Promote the preservation of affordable units throughout the City. 	<ul style="list-style-type: none"> • Ongoing implementation and annual monitoring and reporting throughout the planning period.

PROGRAM 17: COORDINATE WITH STATE, REGIONAL, AND CONTRA COSTA COUNTY AGENCIES ON HOUSING, TRANSPORTATION, AND CLIMATE CHANGE

Continue to meet with other jurisdictions in Contra Costa County and support the Association of Bay Area Governments (“ABAG”) programs to develop a regional program for achieving a balance between housing and jobs. Update the City’s General Plan, Specific Plans, and Zoning Ordinance consistent with regional and State law requirements in a timely manner.

Responsible Party: Planning Division; City Manager’s Office

Funding Sources: General Fund

Objectives and Timeframe: Continue to meet with other jurisdictions in Contra Costa County, including participation in Contra Costa Transportation Authority (“CCTA”) biannual reporting, and support ABAG/MTC programs to develop a regional program for achieving a balance between housing and jobs.

PROGRAM 18: COORDINATE WITH HOUSING SUPPORT SERVICE AGENCIES

Support efforts of countywide social service agencies in their attempts to provide housing for special need groups. The City will provide information and referrals to County agencies and local service providers for those seeking health and human services assistance. Information on County programs and programs operated by local service providers and non-profits will be made available at the City’s public counter and links to County agencies and local service providers will be provided on the City’s website.

Responsible Department/Agency: Planning Division; City Manager’s Office

Funding Sources: General Fund

Objectives and Timeframe:

1. Continue participating in the Contra Costa Continuum of Care (ESG funds) and Urban County/HOME Consortium (HOME funds), to make certain services are made available to Martinez. Provide information on County programs at City Hall and include program information, including health, human assistance, senior, and homeless programs, on the City’s website.
2. Support efforts of countywide social service agencies in their efforts to provide housing for special needs groups through coordinating an annual meeting with County social service agencies to identify housing needs of the community, services available to meet the needs, and additional funding sources or programs that may be available to assist in meeting needs.

PROGRAM 19: FAIR HOUSING SERVICES

The Contra Costa County Consortium provides fair housing services. ECHO Housing is the designated provider of fair housing education, outreach, and enforcement throughout the Consortium, providing and coordinating referral services to assist individuals who may have been the victims of discrimination. They maintain a fair housing hotline and provide bilingual in-person counseling. Fair housing education and outreach includes publication and distribution of fair housing materials and presentations to community groups and housing providers on fair housing issues. Bay Area Legal Aid provides additional services to the Consortium, consulting on fair housing issues, tenant/landlord cases, and tracking and analyzing fair housing trends.

Individuals who may have been the victims of discrimination may file a fair housing complaint with the U.S. Department of Housing and Urban Development (“HUD”) or California Department of Fair Housing and Employment (“CDFEH”). Information regarding fair housing laws will be available on each jurisdiction’s website, at the public counters, and in the local libraries.

City staff is available to provide information and referrals upon request and provides fair housing and employment brochures at the public counter.

Responsible Party: Planning Division; City Manager’s Office; City Council; City Attorney’s Office; FHANC

Funding Sources: General Fund; outside funding

- Objectives and Timeframe:**
1. Promote fair housing opportunities for all people and support efforts of City, County, State, and Federal agencies to eliminate discrimination in housing by continuing to publicize information on fair housing laws and State and Federal anti-discrimination laws. Discrimination complaints will be referred to the Contra Costa County Housing Division, the Contra Costa Housing Authority (“CCHA”), or the California Department of Fair Employment and Housing, as appropriate.
 2. Educate selected staff in the Community and Economic Development Department and City Manager’s Office on responding to complaints received regarding potential claims of housing discrimination. Information regarding the housing discrimination complaint referral process will be posted on the City’s website and available at public counters.
 3. Establish a specific process for addressing fair housing complaints by December 31, 2023, that includes referrals to the City’s fair housing services provider, to identify specific community outreach actions that will occur, and to identify specific materials to be made available at the public counter and on the City’s website.

PROGRAM 20: AFFORDABLE HOUSING RESOURCES FOR RENTERS AND OWNERS

Martinez has provided comprehensive rental and ownership opportunities to serve a variety of income levels and a range of household types. During the 2023-2031 Housing Element Cycle, the City anticipates continuing to increase rental and ownership opportunities for all income levels. To make certain that housing opportunities are accessible to the City’s existing residents that may be at risk of displacement, to increase access to resources, and to affirmatively further fair housing access and opportunities, the City will develop a program that connects targeted very low- and low-income residents and employees with access to new housing opportunities. The program will also identify available local and regional resources for homeownership and housing rehabilitation opportunities to make certain the community is aware of these resources.

Responsible Party: Planning Division; City Manager’s Office

Funding Sources: General Fund

Objectives and Timeframe: Develop an outreach program by June 30, 2024 to connect lower-income residents and the lower-income workforce in the City with new rental and ownership opportunities, access to resources for home ownership, including counseling for new buyers and existing homeowners, and housing rehabilitation programs as those become available, and access to housing assistance providers, promoting fair housing choice and access to safe and decent housing within the community, and conduct outreach annually, or more frequently, as housing opportunities become available.

PROGRAM 21: MONITOR RESIDENTIAL CAPACITY (NO NET LOSS)

Martinez will monitor the consumption of residential acreage (i.e., land identified with residential development potential), and review proposed General Plan amendments, Zoning Ordinance amendments, and development projects to ensure an adequate inventory is available to meet the City’s 2023-2031 RHNA obligations.

To make certain sufficient residential development capacity is maintained, the City will develop and implement a formal ongoing (project-by-project) evaluation procedure pursuant to Government Code Section 65863 and will make the findings required by that code section if a site is proposed for development with fewer units or at a different income level(s) than shown in the residential sites inventory. Should an approval of development result in a reduction of capacity below that needed to accommodate the remaining RHNA for lower-income, moderate-income, or above moderate-income households, the City, and potentially the applicant (in accordance with State law), will identify and, if necessary, rezone sufficient sites within 180 days to accommodate the shortfall and require “no net loss” in capacity to accommodate the RHNA allocation, consistent with State law. Any rezoned site(s) will satisfy the adequate sites requirements of Government Code Section 65583.2 and will be consistent with the City’s obligation to affirmatively further fair housing.

- Responsible Parties:** Planning Division
- Funding Sources:** General Fund
- Objectives and Timeframe:** Maintain adequate capacity to accommodate the City’s RHNA obligations at all income levels throughout the planning period. Report as required through the Housing Element Annual Progress Report process.

PROGRAM 22: REPLACEMENT HOUSING

Government Code Section 65583.2(g)(3) requires the replacement of units affordable to the same or lower-income level as a condition of any development on a nonvacant site identified in the Housing Element consistent with those requirements set forth in Government Code Section 65915(c)(3). Replacement requirements shall be applied for sites identified in the residential sites inventory (Appendix A) that currently have residential uses, or within the previous five years have had residential uses that have been vacated or demolished, and:

- Were subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to persons and families of low or very low-income; or
- Subject to any other form of rent or price control through a public entity’s valid exercise of its police power; or
- Occupied by low or very low-income households.

For the purpose of this program, “previous five years” is based on the date the application for development was submitted.

Pursuant to Government Code Section 66300(d) (Chapter 654, Statutes of 2019 (SB 330)), [Martinez-the City](#) shall not approve a housing development project that will require the demolition of residential dwelling units regardless of whether the parcel was listed in the inventory unless: a) the project will create at least as many residential dwelling units as will be demolished, and b) certain affordability criteria are met.

- Responsible Party:** Planning Division
- Funding Sources:** General Fund; replacement costs to be borne by developer of any such site
- Objectives and Timeframe:** Identify need for replacement of housing units and require replacement, if necessary, on an ongoing basis for all project applications.

PROGRAM 23: UNIVERSAL DESIGN AND ACCESSIBILITY

As the community’s population continues to age, providing housing that is accessible to people of all abilities becomes increasingly important. The majority the City’s housing stock was built prior to 1991 when current ADA accessibility standards took effect, and thus it is important for the City to facilitate the retrofit of existing housing to provide greater accessibility, as well as to promote accessibility in new construction. The goal of universal design is to accommodate a wide range of abilities including children, aging populations, and persons with disabilities by providing features in residential construction that enhance accessibility. Housing that is “visitable” is accessible at a basic level, enabling persons with disabilities to visit the homes of their friends, relatives, and neighbors.

The goal of universal design is to accommodate a wide range of abilities including children, aging populations, and persons with disabilities, including developmental disabilities, by providing features in residential construction that enhance accessibility. Examples of universal design features include:

- Entrances without steps that make it easier for persons of all ages to enter the home.
- Wider doorways that enhance interior circulation and accommodate strollers and wheelchairs.
- Lever door handles that are easier to use, especially by parents with an infant or a person with arthritis.
- Light switches and electrical outlets that are located at a height more convenient and accessible to the elderly.

Housing that is “visitable” is accessible at a basic level, enabling persons with disabilities to visit the homes of their friends, relatives, and neighbors. Visitability can be achieved in new construction by utilizing two simple design standards: (1) providing a 32-inch clear opening in all interior and bathroom doorways; and (2) providing at least one accessible means of ingress and egress for each unit.

Ensuring that developments are designed to provide an accessible circulation system further promotes ~~that~~ housing and development accommodate persons with disabilities.

Responsible Party: Building Division; [Planning Division](#)

Funding Sources: General Fund

- Objectives and Timeframe:**
1. Provide information on universal design and visitability principles to residential development applicants.
 2. Update the Zoning Ordinance by December 31, 2024 to include objective visitability standards for new residential construction (single-family and multifamily development) and [incentivizes objective visitability standards for multifamily remodels](#).

PROGRAM 24: REASONABLE ACCOMMODATION PROCEDURES

“Reasonable accommodation” refers to flexibility in standards and policies to accommodate the needs of persons with disabilities. State law requires jurisdictions to specify a formal procedure for evaluating and granting reasonable accommodations for people with disabilities and special housing needs.

The City can grant reasonable modifications to the requirements of the Zoning Ordinance (MMC ~~§~~ [Section 22.34.240](#)) to make certain persons with disabilities, including developmental disabilities, are afforded equal opportunity for the use and enjoyment of their dwelling. The regulations establish a ministerial process for requesting and granting reasonable modifications to zoning and development regulations, building codes, and land use. The City imposes no fees for a reasonable accommodation application.

Responsible Party: Planning Division; Building Division

Funding Sources: General Fund and County Programs

- Objectives and Timeframe:**
1. Conduct outreach and distribute informational materials.
 2. Provide individuals with disabilities reasonable accommodation (in full compliance with SB 520 (2001)) in rules, policies, practices, and procedures that may be necessary to provide equal access to housing by December 31, 2023. Include the following information:
 - Notice to the public of the availability of an accommodation process. The notice will be provided at all counters where applications are made for a permit, license, or other authorization for siting, funding, development, or use of housing.
 - Procedures for requesting reasonable accommodation, including preparation of a Fair Housing Accommodation Request form and designating the appropriate individual, committee, commission, or body responsible for acting on requests.
 - Review procedures for requests for reasonable accommodation, including provisions for issuing a written decision within 30 days of the date of the application filing.
 - Criteria to be used in considering requests for reasonable accommodation.
 - Appeal procedure for denial of a request for reasonable accommodation. The procedure should establish that there is no fee for processing requests for reasonable accommodation or for appealing an adverse decision related to a request for reasonable accommodation.
 - Public information brochure on reasonable accommodation for disabled persons and provide that information on the City's website.

PROGRAM 25: HOMELESS CONTINUUM OF CARE

The City actively assists in addressing the needs of the homeless community at the regional level whereby resources are provided to the homeless and persons at risk of homelessness, including the provision of emergency shelter, transitional housing, supportive housing, and permanent housing.

In 2022, the City provided assistance in transitioning residents of Camp Hope when the Homeless Action Coalition decided to discontinue services. The City coordinated with the County and non-profits to work with persons staying at Camp Hope to determine their needs, to make certain daily services were provided by drug and alcohol addiction and mental health services providers, and to provide private security to supervise the camp in evening hours.

Responsible Party: Planning Division; City Manager’s Office; City Council; Contra Costa County Housing Authority

Funding Sources: General Fund

- Objectives and Timeframe:**
1. Address homelessness at the regional level, through ensuring adequate shelter space is available to accommodate the unmet need in the County and to make certain services are coordinated to provide unhoused persons with social, health, financial, and other supportive services necessary for persons to become and remain housed and live in a safe, dignified manner.
 2. Fund operations of permanent homeless shelters in central Contra Costa County using funds targeted to serve lower-income households.

3. Meet with representatives of community organizations, including local religious institutions and others interested in providing services to the homeless, to investigate the potential for establishing a shelter network for the homeless as part of the County's broader effort to address homelessness through the Contra Costa County Interagency Council on Homelessness.
4. Continue the partnership with the Contra Costa County Department of Health, Housing, and Homeless Services and actively participate in the Continuum of Care, which administers the funding and planning for regional homeless services and shelter serving the County, including Martinez.
5. Assist in connecting the Contra Costa CORE (coordinated outreach referral and engagement) team that with the local unhoused population to improve access to services and shelter. Martinez has a dedicated police officer to coordinate with the homeless community.
6. Support a "Housing First" policy that promotes long-term housing solutions for homeless individuals and families in Contra Costa County. Housing First is an approach to serving people experiencing homelessness that recognizes a homeless person must first be able to access a decent, safe place to live, that does not limit length of stay (permanent housing), before stabilizing, improving health, reducing harmful behaviors, or increasing income.
7. Encourage positive relations between neighborhoods and providers of permanent or temporary emergency shelters, transitional housing programs, and community care facilities by establishing outreach programs within their neighborhoods and, when necessary, working with the City or designee to resolve disputes.
8. Designate an emergency shelter, transitional housing, and community care facility provider contact person with the community to review questions or comments from the neighborhood. Providers may also designate a member of the local neighborhood to their Board of Directors. Neighbors of emergency shelters shall be encouraged to provide a neighborly and hospitable environment for such facilities and their residents.

PROGRAM 26: ONGOING COMMUNITY EDUCATION AND OUTREACH

The City will promote the availability of Contra Costa County programs for housing construction, homebuyer assistance, rental assistance, and housing rehabilitation through the following means: (a) Creating a link on the City's website that describes programs available in Martinez, including County application forms, contact information, and direct links to County agencies that administer these programs; (b) Including information on County programs in City newsletters and other general communications that are sent to City residents; (c) Maintaining information on County programs at the City's public counter; (d) Training City staff to provide referrals to County agencies; and (e) Distributing information on County programs at community centers.

Examples of specific information may include:

- Fair Housing laws, contact information for Martinez's fair housing education, outreach, and enforcement provider(s)
- Rehabilitation loan programs
- Housing Authority information
- Contra Costa County housing programs
- Code enforcement
- Homebuyer assistance
- Shared living opportunities

The City will continue to provide information on its website and brochures at convenient locations throughout Martinez that publicize opportunities, agencies, and programs that are available to local households and which help to meet the City’s housing goals.

- Responsible Party:** Planning Division; [Code Enforcement Division](#); City Council
- Funding Sources:** General Fund
- Objectives and Timeframe:**
1. Notify a broad representation of the community when housing strategy or implementing programs are discussed by the Planning Commission or City Council.
 2. Maintain the Housing Element mailing list and send public hearing notices to all interested public and non-profit agencies, affected property owners; post notices in public buildings such as City Hall, libraries, post offices and the senior center; and publish a notice in the local newspaper. Information will be posted on the City’s website.
 3. Provide the following information at the public counter, local libraries, and on the website by December 31, 2024 and update information biannually:
 - City regulations regarding ADUs, JADUs, SB 9 units, and streamlined permitting opportunities for eligible housing development projects.
 - Availability of the Housing Choice Voucher Rental Assistance Program.
 - Job-training organizations.
 - Programs that provide or assist homeowners with housing rehabilitation, efficiency programs, weatherization, emergency repair assistance, and free energy audits
 - Resource referral information for renters, such as housing discrimination, landlord/tenant relations, access to legal aid services for housing complaints, and information on housing advocacy programs and similar information.

PROGRAM 27: PLACE-BASED STRATEGIES FOR COMMUNITY REVITALIZATION

The City will continue to prioritize the Capital Improvement Program (“CIP”), the annual budget, and CDBG funds, and biannually seek additional funding to pursue place-based strategies in areas of higher need (i.e., lower resourced or lower income areas) and ensure equitable distribution of funds and improvements. Further, the City will focus neighborhood improvement projects, such as streetscape enhancements, complete street improvements, safe routes to school programs, parks, recreation, access to educational opportunities, transit, and active transportation improvements and other similar community benefit projects, in R/ECAPS, lower resourced, and lower income areas to support improved access to resources and opportunities through enhancing access to upward mobility and connectivity to higher income and opportunity areas.

- Responsible Party:** Planning Division; Public Works Department; City Manager’s Office; City Council
- Funding Sources:** General Fund; Grants; CDBG
- Objectives and Timeframe:**
1. Develop a policy for the use of City funding that addresses the infrastructure needs of the entire community.
 2. Identify neighborhoods and streets in need of upgrading, with a focus on areas identified as being R/ECAPS, lower resource and lower income areas, to inform the City’s five-year Capital Improvement Program.

- 3. [Improve streetscaping, landscaping, tree cover, and open space; reduce pollutants; and create more walkability and pedestrian safety.](#)
- 4. [Complete a minimum of five improvement projects during the Planning Period, in R/ECAPS, lower resourced, or lower income areas, particularly in the northern and central areas of Martinez.](#)

7. ASSURING SUSTAINABILITY

Ensuring Martinez grows in a responsible manner, in line with resource limitations such as water availability.

PROGRAM 286: GREEN BUILDING PROGRAM

“Green buildings” are structures that are designed, renovated, re-used, or operated in a manner that enhances resource efficiency and sustainability. These structures reduce water consumption, improve energy efficiency, and lessen a building’s overall environmental impact.

Beginning January 1, 2014, the California Green Building Standards Code (“CALGreen”) became effective for new buildings and certain addition or alteration projects throughout California. The City has adopted and amended the current CALGreen to require CALGreen+Tier 1 level of compliance for all new buildings (except where Tier 1 Energy Efficiency measures need not be met, as amended within SMC14.10.050). Customized green building checklists and informational brochures are provided by the City to facilitate compliance with requirements, including the 2022 CALGreen requirement that electric supply panels and circuitry to support all electric-appliances and heating-electric.

Responsible Party:	Planning Division; Building Division
Funding Sources:	General Fund
Objectives and Timeframe:	Provide outreach and education to developers, architects, and residents on an ongoing basis to provide information on how to incorporate sustainability in project design, as well as in existing structures.

PROGRAM 297: ENERGY CONSERVATION INITIATIVES

The City will continue to implement energy-efficiency standards for new construction and rehabilitation projects, including the California Green Building Standards Code. Information regarding the City’s energy-efficiency standards and available programs to assist homeowners and property owners with energy-efficient improvements and with reducing energy-related costs, including those identified in the Housing Element Background Report, will be made available on the City’s website and at the permit counter. In addition to promoting the programs citywide, the City will target special advertisements and education to the City’s lower-income census tracts to explain available programs and potential long-term utility cost savings.

Responsible Party:	Building Division; Planning Division; Sustainability Division ; City Manager’s Office
Funding Sources:	General Fund
Objectives and Timeframe:	<ol style="list-style-type: none"> 1. Further explore ways to promote energy conservation and sustainability throughout the City, with a focus on reducing energy usage and energy-related costs in new and existing residential development. 2. Advertise and promote available programs, including MCE and Pacific Gas and Electric (“PG&E”) programs discussed in Chapter 7 of the Background Report, on an ongoing basis to address energy-efficient improvements to single-family

and multifamily units and to assist households with reducing energy-related costs on the City's website and at the permit counter.

3. Continue to implement the City's 2009 Climate Action Plan (CAP) and update the CAP as appropriate.

PROGRAM ~~3028~~: PLANNING FOR WATER RESOURCES

The City will continue to plan for growth consistent with General Plan 2035 and the Housing Element. As part of the next update to the City's Urban Water Management Plan ("UWMP"), the City will use a growth rate consistent with that used for the Housing Element for growth through 2031 and a growth rate consistent with Plan Bay Area 2050 (or successor document) for growth beyond 2031. The City will coordinate with Contra Costa Water District ("CCWD") to make certain that the CCWD Urban Water Management Plan is updated to address the housing allocations for its jurisdiction and long-term growth anticipated by Plan Bay Area 2050 or successor document.

Responsible Party: Planning Division; [Sustainability Division](#); Public Works Department; City Manager's Office

Funding Sources: General Fund

- Objectives and Timeframe:**
1. As part of the next update to the City's Urban Water Management Plan, to be initiated no later than [December 31, 2025](#), the City will use a growth rate consistent with that used for the Housing Element for growth through 2031 and with General Plan 2035 and Plan Bay Area 2050 (or successor document) for longer-term growth.
 2. As part of the next update to the CCWD Urban Water Management Plan, anticipated to be initiated no later than [December 31, 2025](#), the City will coordinate with CCWD to make certain that the growth rate used is consistent with the growth anticipated by the Housing Element through 2031 and with Plan Bay Area 2050 (or successor document) for longer-term growth.
 3. Should water demand exceed water supply during any year of the planning period, the City shall continue to implement its current conservation programs and require water efficient new construction and the gradual replacement with efficient plumbing and irrigation systems for existing homes. Furthermore, the primary source of conservation within the City will be the replacement of pipelines to reduce water losses, which would be funded overtime through the City's Capital Improvement Program ("CIP").
 4. [Adopt the State's Model Water-Efficient Landscape Ordinance by December 31, 2024.](#)
 5. [Continue to route all discretionary Planning applications with the potential to impact water services to the Water District to ensure there is capacity and adequate infrastructure to serve development.](#)
 - 3-6. [To conserve water both indoors and outdoors, promote CCWD rebate programs, such as the lawn to garden rebate, smart irrigation controller rebate, laundry to landscape greywater rebate, pool cover rebate, and other water conservation programs annually on the City's website, social media, newsletters, and bill inserts. Investigate the feasibility of offering a flume smart home water monitor rebate to residential customers by December 31, 2024.](#)

D. QUANTIFIED OBJECTIVES

State law requires the Housing Element to include quantified objectives for the maximum number of units that can be constructed, rehabilitated, or preserved. Policies and programs in the Housing Element establish the strategies to achieve these objectives. The City’s quantified objectives are described under each program and represent the City’s best effort in implementing each of the programs. Assumptions are based on past program performance and funding availability, construction trends, land availability, and future programs that will enhance program effectiveness and achieve full implementation of the City’s housing goals.

The new construction objectives shown in Table 2 are based on the City’s RHNA for the 2023-2031 planning period for extremely low-, very low-, low-, moderate-, and above moderate-income housing, historic trends, and expectations for new ADUs and JADUs. Rehabilitation and conservation objectives are based on specific program targets, including such programs as use of the Preservation of Assisted Rental Housing Program and HCV Program.

Table 2 below summarizes the City’s quantified objectives for housing during the 2023-2031 planning period.

Table 2. 2023–2031 Quantified Objectives			
Income Group	New Construction Objectives	Rehabilitation Objectives	Conservation Objectives
Extremely Low: <30% AMI	175	15	-
Very Low: 30-50% AMI	175	30	-
Low: 50-80% AMI	201	30	80
Moderate: 80-120% AMI	221	-	-
Above Moderate: 120% + AMI	573	-	-
Total	1,345	75	80

AMI – Area Median Income (i.e., the midpoint of an area’s income distribution)
 New Construction Objectives: Reflects the City’s 2023-2031 RHNA.
 Rehabilitation Objectives: Reflects loans/grants anticipated through Contra Costa County CDC CDBG-funded Housing Rehabilitation Loan Program.
 Conservation Objectives: Reflects conservation of existing affordable housing, including all projects identified in Table 38 of the Background Report, all inclusionary units, and assisted ownership projects that have units committed to lower- and moderate-income households.



City of Martinez

2023-2031 Housing Element

BACKGROUND REPORT

Adopted – December 20, 2023

Minor Revisions made on March 25, 2024 as allowed under Resolution No. 145-23

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BACKGROUND REPORT

1. INTRODUCTION

The City of Martinez Housing Element consists of two documents: the 2023-2031 Housing Element Background Report and the 2023-2031 Housing Element Housing Plan (policy document). The Background Report provides information regarding the City's population, household, and housing characteristics, quantifies housing needs, addresses special needs populations, describes potential constraints to housing, addresses fair housing issues, and identifies resources available, including land and financial resources, for the production, rehabilitation, and preservation of housing. The Housing Element Background Report provides documentation and analysis in support of the goals, policies programs, and quantified objectives in this Housing Element policy document.

The Background Report of this housing element identifies the nature and extent of Martinez's housing needs, including those of special populations, potential housing resources (land and funds), potential constraints to housing production, impediments to fair housing, and energy conservation opportunities. By examining the City's housing resources, and constraints, the City can then determine a plan of action to address housing needs and constraints. This plan is presented in the 2023-2031 Housing Element Housing Plan, which is the policy component of the Housing Element. In addition to identifying housing needs, the 2023-2031 Housing Element Background Report also presents information regarding the setting in which these needs occur. This information is instrumental in providing a better understanding of the community, which in turn is essential for the planning of future housing needs. Appendix D provides a list of acronyms and a glossary of technical terms used in this Housing Element. Appendix E summarizes the Native American and historical context of Martinez. Appendix F provides a response to comments received on the Public Review Draft 2023-2031 Housing Element.

A. CONTENTS

This 2023-2031 Housing Element Background Report is divided into the following seven chapters:

1. Introduction

The Introduction describes the components of the 2023-2031 Housing Element and the contents of the 2023-2031 Housing Element Background Report.

2. Housing Needs Assessment

This Chapter includes an analysis of population and employment trends, quantified housing needs for all income levels, including the City's share of the Regional Housing Needs Allocation ("RHNA"), household characteristics, housing characteristics, housing stock condition, special housing needs, such as those of the elderly, disabled, including developmentally disabled, large families, farmworkers, families with female heads of households, and families and persons in need of emergency shelter, and the risk of assisted housing developments converting from lower income to market-rate units.

3. Constraints

This Chapter includes an analysis of potential and actual governmental constraints upon the maintenance, improvement, or development of housing for all income levels and for persons with disabilities, including land use controls, building codes and their enforcement, site improvements, fees and other exactions required of developers, local processing and permit procedures, and locally adopted regulations that directly impact the cost and supply of residential development. This Chapter also provides an analysis of potential and actual non-governmental constraints upon the maintenance, improvement, or development of housing for all income levels, including the availability of financing, the price of land, the cost of construction, proposed and approved densities versus minimum densities, and building permit timing. This Chapter also includes a

discussion of resources available for housing development, including funding sources for affordable housing, rehabilitation, and refinancing.

4. Inventory of Residential Sites

This Chapter provides an inventory of land suitable for residential development, including vacant sites and sites having potential for redevelopment, and an analysis of the relationship between zoning, public facilities, and city services to these sites.

5. Affirmatively Furthering Fair Housing

This Chapter includes an assessment of fair housing, including a summary of fair housing issues, an assessment of the City's fair housing enforcement and fair housing outreach capacity, an analysis of available data and knowledge to identify integration and segregation patterns and trends, racially or ethnically concentrated areas of poverty, disparities in access to opportunity, and disproportionate housing needs, including displacement risk, an assessment of the contributing factors for identified fair housing issues, identification and analysis of the City's fair housing priorities and goals, and identification of strategies and opportunities to implement fair housing priorities and goals.

6. Evaluation of the 2015-2023 Housing Element

This Chapter evaluates the implementation of the 2015-2023 Housing Element, including its effectiveness in achieving the community's housing goals and objectives and its effectiveness in addressing the City's housing needs.

7. Other Requirements

This Chapter addresses opportunities for energy conservation and the 2023-2031 Housing Element's consistency with the City of Martinez General Plan 2035 (General Plan 2035).

2. HOUSING NEEDS ASSESSMENT

A. INTRODUCTION

This Chapter of the Housing Element Background Report discusses the characteristics of the City's population and housing stock as a means of better understanding the nature and extent of unmet housing needs. The Housing Needs Assessment is comprised of the following components: A) Demographic Profile; B) Household Profile; C) Housing Stock Characteristics; and D) Regional Housing Needs.

B. DATA AND METHODOLOGY

To understand the context of local housing in Martinez, the City conducted a review and analysis of the community's population characteristics and housing stock. The primary data source for the 2023-2031 Housing Element Update are the California Department of Housing and Community Development ("HCD") Department-Approved Housing Element 2023-2031 Data Package prepared by Association of Bay Area Governments ("ABAG") and Metropolitan Transportation Commission ("MTC") staff. The ABAG 2023-2031 Housing Element Update data package has been reviewed and approved by HCD and was developed specifically to provide data adequate for use in 2023-2031 Housing Elements to all ABAG jurisdictions. Additional data sources include the U.S. Census Bureau (2010 Census and 2015-2019 American Community Survey ("ACS")), California Department of Finance ("DOF"), California Employment Development Department ("CEDD"), HCD income limits, and other sources as noted in the document. Due to the use of multiple data sources (with some varying dates), there are slight variations in some of the information, such as total population and total household numbers, presented in this document.

C. DEMOGRAPHIC PROFILE

Demographic changes such as population growth or changes in age can affect the type and amount of housing that is needed in a community. This section of Chapter 2 addresses population, age, race, and ethnicity of Martinez residents.

POPULATION GROWTH AND TRENDS

Table 1 shows population growth for Martinez and Contra Costa County from 2000 through 2020. According to the U.S. Census and California DOF, the population of City of Martinez in 2020 was comprised of 37,106 residents, an increase of approximately 3.58 percent or 1,282 residents since 2010. Between 2010 and 2015, the population increased by 4.4 percent to 37,399 persons, then declined to 37,106 residents in 2020. During the previous decade (2000 to 2010), the City's population declined by 0.12 percent, or 42 persons, resulting in an annual change of 0.01 percent.

	2000	2010	2015	2020
Population, City of Martinez	35,866	35,824	37,399	37,106
Percent Change	--	-0.12%	4.40%	-0.78%
Annual Percent Change	--	-0.01%	0.88%	-0.16%
Population, Contra Costa County	948,816	1,049,025	1,113,341	1,153,561
Percent Change	--	10.56%	6.13%	3.61%
Annual Percent Change	--	1.06%	1.23%	0.72%

Sources: ABAG Housing Element Data Package (U.S. Census Bureau, 2000 Census, 2010 Census, State of California, Department of Finance, E-5 Population Estimates for Cities, Counties, and the State, 2020-2022, California, May 2022).

Table 2 compares the growth rate of Martinez to other cities in Contra Costa County from 2010 to 2020. Among jurisdictions in Contra Costa County, Martinez had the second lowest percentage change in population (3.6 percent).

Jurisdiction	2010	2020	Change	% Change
Antioch	102,372	112,520	+10,148	+9.9%
Brentwood	51,481	65,118	+13,637	+26.5%
Clayton	10,897	11,337	+440	+4.0%
Concord	122,067	130,143	+8,076	+6.6%
Danville	42,039	43,876	+1,837	+4.4%
El Cerrito	23,549	24,953	+1,404	+6.0%
Hercules	24,060	25,530	+1,470	+6.1%
Lafayette	23,893	25,604	+1,711	+7.2%
Martinez	35,824	37,106	+1,282	+3.6%
Moraga	16,016	16,946	+930	+5.8%
Oakley	35,432	42,461	+7,029	+19.8%
Orinda	17,643	19,009	+1,366	+7.7%
Pinole	18,390	19,505	+1,115	+6.1%
Pittsburg	63,264	74,321	+11,057	+17.5%
Pleasant Hill	33,152	34,267	+1,115	+3.4%
Richmond	103,701	111,217	+7,516	+7.2%
San Pablo	29,139	31,413	+2,274	+7.8%
San Ramon	72,148	83,118	+10,970	+15.2%
Unincorporated Contra Costa	159,785	174,257	+14,472	+9.1%

Walnut Creek	64,173	70,860	+6,687	+10.4%
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Sources: ABAG Housing Element Data Package (U.S. Census Bureau, 2000 Census, 2010 Census, State of California, Department of Finance, E-5 Population Estimates for Cities, Counties, and the State, 2020-2022, California, May 2022).

AGE CHARACTERISTICS

Table 3 compares changes in age distributions between the years 2010 and 2019 for Martinez. The U.S. Census Bureau data shows Martinez has an older population, with the largest shifts in age groups occurring in persons 65 years of age and older, which increased by 1,871 residents (43.1 percent) from 2010 to 2019. The data shows an increase in persons five to 24 years, 108 residents (1.3 percent). The data also shows an increase in persons 25 to 44 years by 391 residents (4.3 percent). Population decreases occurred in the 45 to 64 years of age cohort, which declined by 447 residents (-3.7 percent). The median age of Martinez residents increased from 42.2 in 2010 to 42.6 in 2019, which is higher than the State's median age of 37.0 and the Contra Costa County's median age of 38.5. This trend points to projecting a larger aging population in City of Martinez and the need to plan for services, such as health and medical services for this older community.

Table 3. Age Distribution – Martinez (2010, 2019)				
Age Group	2010		2019	
	Number	Percent	Number	Percent
Under 5 Years	303	4.3%	227	3.2%
5 to 24 Years	471	6.7%	558	7.8%
25 to 44 Years	1,962	27.8%	1,628	22.9%
45 to 64 Years	2,830	40.1%	2,564	36.0%
65 + Years	1,495	21.2%	2,139	30.1%
Median Age	42.2		42.6	

Source: ABAG Housing Element Data Package (U.S. Census Bureau, 2010 Census, U.S. Census Bureau, ACS 5-Year Estimates, 2015-2019)

RACE AND ETHNICITY

Table 4 shows that Martinez's residents are predominantly White (66.3 percent). Between 2010 and 2019, the population of American Indian or Alaska Native decreased by about 97 residents or 59.5 percent. During this time, the City's Asian or Asian Pacific Islander population increased by 332 people or 11.4 percent, the Black or African American population increased by about five residents or 0.4 percent, the Hispanic or Latinx population increased by about 1,148 residents or 21.8 percent, the population of Other Race or Multiple Races increased by about 307 residents or 18.9 percent, and the population of White increased by about 2,466 residents or 6.9 percent.

Table 4. Population Distribution by Race & Origin – Martinez (2010, 2019)				
Race	2010		2019	
	Number	Percent	Number	Percent
American Indian or Alaska Native, Non-Hispanic	163	0.5%	66	0.2%
Asian / API, Non-Hispanic	2,909	8.1%	3,241	8.5%
Black or African American, Non-Hispanic	1,263	3.5%	1,268	3.3%
Hispanic or Latinx	5,258	14.7%	6,406	16.7%
Other Race or Multiple Races, Non-Hispanic	1,627	4.5%	1,934	5.1%
White, Non-Hispanic	24,604	68.7%	25,375	66.3%
Total	35,824	100.0%	38,290	100.0%

Source: ABAG Housing Element Data Package (U.S. Census Bureau, 2010 Census, U.S. Census Bureau, ACS 5-Year Estimates, 2015-2019)

EMPLOYMENT

One of the factors that can contribute to an increase in demand for housing is expansion of the employment base. According to the ACS, the estimated civilian labor force in Martinez totaled 20,892 workers in 2019, increasing by 2,728 workers since 2010. The civilian labor force includes those civilians 16 years or older living in Martinez who are either working or looking for work. Table 5 summarizes the employment by industry for Martinez residents in 2010 and 2019. The largest industry in the Martinez in 2019 was Educational Services, and Health Care and Social Assistance at 25.4 percent, increasing by 1,493 workers or 39.1 percent since 2010. This is followed by Professional, Scientific, and Management, and Administrative and Waste Management Services at 12.8 percent and Transportation and Warehousing, and Utilities at 10.0 percent.

Table 5. Martinez Employment (Civilian Employed 16 Years +) by Industry (2010, 2019)								
Industry	City of Martinez				Contra Costa County			
	2010		2019		2010		2019	
	#	%	#	%	#	%	#	%
Agriculture, Forestry, Fishing and Hunting, and Mining	12	0.1%	189	0.9%	2,422	0.5%	3,720	0.7%
Construction	1,923	10.6%	1,303	6.2%	37,751	7.8%	39,996	7.2%
Manufacturing	1,458	8.0%	1,353	6.5%	36,178	7.5%	36,264	6.5%
Wholesale Trade	586	3.2%	612	2.9%	13,997	2.9%	12,750	2.3%
Retail Trade	1,798	9.9%	2,093	10.0%	54,728	11.3%	56,651	10.1%
Transportation, Warehousing, and Utilities	1,019	5.6%	1,057	5.1%	24,942	5.2%	30,871	5.5%
Information	421	2.3%	606	2.9%	14,920	3.1%	14,048	2.5%
Finance and Insurance, Real Estate and Rental and Leasing	1,706	9.4%	1,548	7.4%	49,000	10.1%	46,161	8.3%
Professional, Scientific, and Management, and Administrative and Waste Management Services	2,401	13.2%	2,665	12.8%	67,406	14.0%	92,160	16.5%
Educational Services, and Health Care and Social Assistance	3,821	21.0%	5,314	25.4%	99,500	20.6%	124,265	22.2%
Arts, Entertainment, and Recreation, and Accommodation and Food Services	1,010	5.6%	1,830	8.8%	37,356	7.7%	50,725	9.1%
Other Services, except Public Administration	973	5.4%	968	4.6%	24,086	5.0%	28,768	5.1%
Public Administration	1,036	5.7%	1,354	6.5%	20,612	4.3%	22,987	4.1%
Total Civilian Employed Population	18,164	100.0%	20,892	100.0%	482,898	100.0%	559,366	100.0%

Source: ABAG Housing Element Data Package (U.S. Census Bureau, 2010 Census, U.S. Census Bureau, ACS 5-Year Estimates, 2015-2019)

Contra Costa County and all cities in the County are located within the Oakland-Hayward-Berkeley Metropolitan Division (“MD”) of the San Francisco-Oakland-Berkeley Metropolitan Statistical Area. California Employment Development Department (“EDD”) projections indicate that the total employment within the Oakland-Hayward-Berkeley MD is expected to increase by 8.1% ~~percent~~ between 2018 and 2028. The highest forecast for job growth is in nurse practitioners (45.0% ~~percent~~ increase), nurse anesthetists (40.0% ~~percent~~ increase), and dental laboratory technicians (39.1% ~~percent~~ increase) positions. EDD also predicts that electronic equipment installers and repairers and parking enforcement workers will decrease by 52.6% ~~percent~~ and 38.5% ~~percent~~, respectively, within this time period. (*State of California EDD, 2018–2028 Industry Employment Projections*). Table 6 shows examples of typical jobs and associated mean hourly wages and estimated annual wages in the Oakland-Hayward-Berkeley MD.

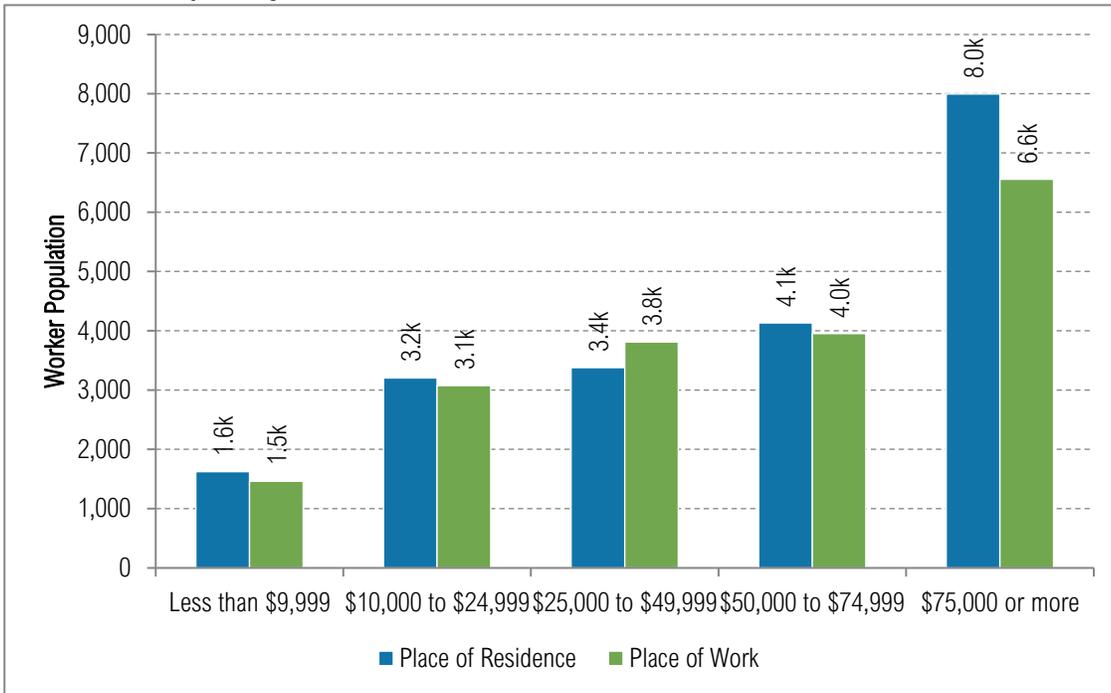
Table 6. Examples of Occupations and Wages – Oakland-Hayward-Berkeley MD (2021)		
Standard for 1 Adult in Contra Costa County	Hourly Wages	Estimated Annual Wages
Living Wage	\$28.00	\$56,000
Poverty Wage	\$6.13	\$12,260
Minimum Wage	\$12.00	\$24,000
Occupation Title	Mean Hourly Wage	Mean Annual Wage
Management	\$76.09	\$158,264
Business and Financial Operations	\$49.87	\$103,746
Computer and Mathematical	\$63.48	\$132,023
Architecture and Engineering	\$56.16	\$116,813
Life, Physical and Social Science	\$57.29	\$119,154
Community and Social Services	\$35.61	\$74,069
Legal	\$67.40	\$140,202
Education, Training and Library	\$40.00	\$83,191
Arts, Design, Entertainment, Sports and Media	\$40.16	\$83,512
Healthcare Practitioner and Technical	\$66.11	\$137,505
<i>Healthcare Support</i>	<i>\$21.33</i>	<i>\$44,372</i>
Protective Service	\$37.84	\$78,720
<i>Food Preparation and Serving Related</i>	<i>\$20.15</i>	<i>\$41,919</i>
<i>Building and Grounds Cleaning and Maintenance</i>	<i>\$20.15</i>	<i>\$41,919</i>
<i>Personal Care and Services</i>	<i>\$22.32</i>	<i>\$46,441</i>
Sales and Related	\$29.01	\$60,340
Office and Administrative Support	\$28.45	\$59,163
<i>Farming, Fishing and Forestry</i>	<i>\$23.34</i>	<i>\$48,540</i>
Construction and Extraction	\$38.64	\$80,365
Installation, Maintenance and Repair	\$34.03	\$70,778
<i>Production</i>	<i>\$26.78</i>	<i>\$55,700</i>
<i>Transportation and Material Moving</i>	<i>\$26.30</i>	<i>\$54,710</i>
<i>Wages below the living wage for one adult supporting one child are in italics.</i>		
<i>Annual wages assumed wages paid for 2,000 hours per year (50 weeks times 40 hours per week).</i>		
<i>Source: MIT Living Wage Calculator for Contra Costa County, California 2019. State of California EDD, Occupational Employment and Wage 2020 – 1st Quarter Data, June 2021.</i>		

Jobs to Workers

As shown in Table 5, the data shows the occupations of Martinez residents regardless of the location of the job. Between 2010 and 2019, the number of jobs in Martinez increased by 15.0 percent from 18,164 to 20,892 jobs.

The ABAG Housing Needs Report noted that Martinez is considered a net exporter of workers due to a jobs-to-resident workers ratio of 0.93 (18,854 jobs and 20,327 employed residents). This signifies Martinez has a surplus of workers and “exports” workers to other parts of the region.

Chart 1. Workers by Earnings, Martinez as Place of Work and Place of Residence



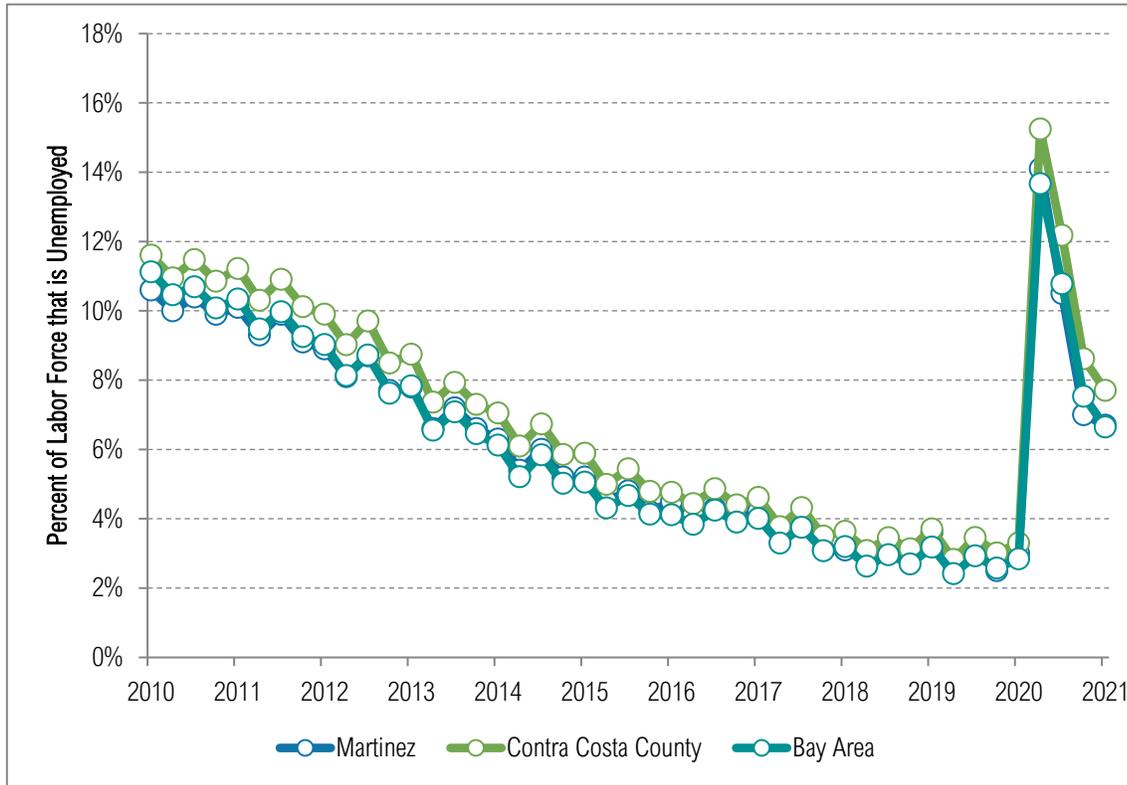
Source: U.S. Census Bureau, American Community Survey 5-Year Data 2015-2019, B08119, B08519

Comparing jobs to workers, broken down by different wage groups, can offer additional insight into local dynamics. Chart 1 shows that Martinez has more low-wage residents than low-wage jobs (where low-wage refers to jobs paying less than \$25,000). At the other end of the wage spectrum, Martinez has more high-wage residents than high-wage jobs (where high-wage refers to jobs paying more than \$75,000). A relative surplus of jobs relative to residents in each wage category suggests the need to import those workers, while conversely, surpluses of workers in a wage group relative to jobs means the community will export those workers to other jurisdictions. Such flows are not inherently bad, though over time, sub-regional imbalances may appear.

Unemployment

In Martinez, the unemployment rate decreased 3.9 percentage points between January 2010 and January 2021, from 10.6 percent to 6.7 percent. Martinez experienced a sharp rise in unemployment in 2020 due to impacts related to the COVID-19 pandemic, although a general improvement and recovery occurred in the later months of 2020 (Chart 2).

Chart 2. Unemployment Rate - Martinez



Source: EDD, Local Area Unemployment Statistics ("LAUS"), sub-county areas monthly updates, 2010-2021

D. HOUSEHOLD PROFILE

Household size and type, income levels, and the presence of special needs populations all affect the type of housing needed by residents. This section of Chapter 2 details the various household characteristics affecting housing needs in Martinez.

HOUSEHOLD CHARACTERISTICS

According to the Census, a household is defined as all persons living in a housing unit. This definition includes families (related individuals living together), unrelated individuals living together, and individuals living alone.

A housing unit is defined by the Census as a house, an apartment, a mobile home, a group of rooms, or a single room that is occupied (or if vacant, is intended for occupancy) as separate living quarters. Separate living quarters are those in which the occupants live separately from any other persons in the building, and which have direct access from the outside of the building or through a common hall. The occupants may be a single family, one person living alone, two or more families living together, or any other group of related or unrelated persons who share living arrangements.

People living in retirement homes or other group living situations are not considered "households" for the purpose of the U.S. Census count. The household characteristics in a community, including household size, income, and the presence of special needs households, are important factors in determining the size and type of housing needed in the County.

Table 7 below identifies households by tenure and ages of householder in Martinez and Contra Costa County in 2019 based on ACS data from 2015–2019. In Martinez, 67.3 percent of households own their home and 32.7 percent rent. The City's homeowner rate is higher, and conversely the renter rate is lower, than Contra Costa County's rate, which has 65.9 percent homeowner households and 34.1 percent renter households. In Martinez, a large portion of homeowner households are headed by older residents, with 59.4 percent of households headed by a resident 55 years of age or older. Households who rent their homes are

generally younger; only about 30.4 percent of renter households are headed by a person over the age of 55. Similarly, in Contra Costa County, 55.2 percent of homeowner households are headed by a resident 55 years of age or older and 27.9 percent of renter households are headed by a person over the age of 55.

Table 7. Households by Tenure and Age (2019)				
	City of Martinez		Contra Costa County	
	Number	Percent	Number	Percent
Total:	14,723	100.0%	394,769	100.0%
Owner Occupied:	9,902	67.3%	260,244	65.9%
Householder 15 to 24 years	0	0.0%	916	0.2%
Householder 25 to 34 years	776	5.3%	16,338	4.1%
Householder 35 to 44 years	1,354	9.2%	39,571	10.0%
Householder 45 to 54 years	1,888	12.8%	59,658	15.1%
Householder 55 to 64 years	2,824	19.2%	61,909	15.7%
Householder 65 to 74 years	1,849	12.6%	47,545	12.0%
Householder 75 to 84 years	891	6.1%	24,168	6.1%
Householder 85 years and older	320	2.2%	10,139	2.6%
Renter Occupied:	4,821	32.7%	134,525	34.1%
Householder 15 to 24 years	239	1.6%	6,313	1.6%
Householder 25 to 34 years	827	5.6%	30,379	7.7%
Householder 35 to 44 years	1,246	8.5%	33,806	8.6%
Householder 45 to 54 years	1,042	7.1%	26,529	6.7%
Householder 55 to 64 years	770	5.2%	18,529	4.7%
Householder 65 to 74 years	541	3.7%	10,478	2.7%
Householder 75 to 84 years	77	0.5%	5,044	1.3%
Householder 85 years and older	79	0.5%	3,447	0.9%
<i>Source: ACS 5-Year Estimates, 2015-2019 (Table B25007)</i>				

Table 8 identifies the household sizes by housing tenure. In 2019, most households in Martinez consisted of households of one person and households of two to four persons. Large households of five or more persons made up 6.7 percent of the total households in Martinez and 11.6 percent of total households in Contra Costa County. Additionally, the average household size in Martinez in 2019 for an owner-occupied unit was 2.62 persons per household and 2.37 persons per household for a renter-occupied unit. The average household size of owner-occupied units declined from 2.39 in 2010 to 2.59 in 2019 and the average household size in rental-occupied units increased from 2.11 in 2010 to 2.51 in 2019. (Source: U.S. Census Bureau, 2015-2019 and 2006-2010 ACS reports).

Table 8. Household Size by Tenure (2019)				
	City of Martinez		Contra Costa County	
	Number	Percent	Number	Percent
Owner	9,902	100.0%	260,244	100.0%
Householder living alone	2,483	25.1%	49,775	19.1%
Households 2–4 persons	6,751	68.2%	180,151	69.2%
Large households 5+ persons	668	6.7%	30,318	11.6%
Average Household Size	2.59		2.88	
Rental	4,821	100.0%	134,525	100.0%
Householder living alone	1,608	33.4%	36,457	27.1%
Households 2–4 persons	2,847	59.1%	79,553	59.1%

Large households 5+ persons	366	7.6%	18,515	13.8%
Average Household Size	2.51		2.86	
Total	14,723	100.0%	394,769	100.0%
Total Householder living alone	4,091	27.8%	86,232	21.8%
Households 2–4 persons	9,598	65.2%	259,704	65.8%
Large households 5+ persons	1,034	7.0%	48,833	12.4%
Average Household Size	2.56		2.87	
<i>Source: ACS 5-Year Estimates, 2015-2019 (Table DP04 & B25010)</i>				

HOUSEHOLD INCOME

Household income is one of the most important factors affecting housing opportunity and determining a household's ability to balance housing costs with other basic life necessities.

Income Characteristics

According to HCD, the estimated area median household income (“AMI”) for a four-person family in the State of California in 2021 was \$90,100. The estimated median household incomes for Contra Costa County, where Martinez is located, in 2021 was \$125,600, while nearby Alameda County had the same median income of \$125,600, and Solano County had the median income of \$99,300.

Income by Household Type and Tenure

Table 9 shows the income level of Martinez residents by household tenure. A higher percentage of renter households (48.3 percent) were lower income (<80 percent median) compared to lower-income residents who owned their homes (20.4 percent). The high incidence of lower-income renter households is of particular significance as market rents in Martinez exceed the level of affordability for lower-income households. As shown in Table 10, all lower income households, including both renter and homeowner households, are more likely to pay more than 30 percent of their income for housing. This issue is further evaluated in the Housing Affordability section.

Income Level	Renters		Owners		Total	
	Number	Percent	Number	Percent	Number	Percent
Extremely Low Income (<30% AMI)	988	19.8%	475	4.9%	1,463	9.9%
Very Low Income (31–50% AMI)	584	11.7%	715	7.3%	1,299	8.8%
Low Income (51–80% AMI)	840	16.8%	800	8.2%	1,640	11.1%
Moderate Income & Above (>80% AMI)	2,583	51.7%	7,788	79.6%	10,371	70.2%
Total	4,995	100.0%	9,778	100.0%	14,773	100.0%
<i>Source: ABAG Housing Element Data Package – Contra Costa County (U.S. Department of Housing and Urban Development (“HUD”) Comprehensive Housing Affordability Strategy (“CHAS”) Data 2013-2017)</i>						

As indicated by Table 10, there is a significant variation in cost burden (overpaying for housing) by income level. Approximately 4,675 (31.6 percent) of households in Martinez overpay for housing, which is slightly lower than percent of households (36.1 percent) in Contra Costa County overpaying for housing. Most households in Martinez overpaying for housing are in the extremely low (1,105 households overpaying), very low (900 households overpaying), and low (1,000 households overpaying) categories. In Martinez, more owner households overpay for housing (2,505 owner households overpaying) than renter households (2,170 renter households overpaying). Similarly, in Contra Costa County, more owner households overpay for housing than renter households.

Table 10. Housing Characteristics (Tenure, Overpayment) by Income Level (2017)				
Total Households Characteristics	Martinez		Contra Costa County	
	Number	Percent	Number	Percent
Total Households	14,775	100.0%	389,595	100.0%
Total Renter households	4,995	33.8%	134,395	34.5%
Total Owner households	9,780	66.2%	255,200	65.5%
Total lower income (0-80% AMI) households	4,390	29.7%	143,285	36.8%
Lower income renters (0-80%)	2,405	16.3%	75,030	19.3%
Lower income owners (0-80%)	1,985	13.4%	68,255	17.5%
Extremely low income renters (0-30% AMI)	990	6.7%	33,400	8.6%
Extremely low income owners (0-30% AMI)	475	3.2%	19,025	4.9%
Low, Very Low, and Extremely Low Income Households Overpaying for Housing				
Lower Income Paying More than 30%	3,005	20.3%	140,620	36.1%
Lower Income Renter Overpaying	1,845	12.5%	65,320	16.8%
Lower Income Owner Overpaying	1,160	7.9%	75,300	19.3%
Extremely Low Income (0-30%)	1,105	7.5%	41,530	10.7%
Very Low Income Overpaying (30-50% AMI)	900	6.1%	31,135	8.0%
Low Income Overpaying (50 -80% AMI)	1,000	6.8%	25,325	6.5%
Low, Very Low, and Extremely Low Income Households Severely Overpaying for Housing				
Lower Income Paying More Than 50%	1,705	11.5%	57,180	14.7%
Lower Income Renter Severely Overpaying	970	6.6%	32,405	8.3%
Lower Income Owner Severely Overpaying	735	5.0%	24,775	6.4%
Extremely Low Income (0-30%)	850	5.8%	33,860	8.7%
Extremely Low Income Renter Severely Overpaying	570	3.9%	22,395	5.7%
Extremely Low Income Owner Severely Overpaying	280	1.9%	11,465	2.9%
Very Low Income Severely Overpaying (30-50% AMI)	630	4.3%	15,965	4.1%
Low Income Severely Overpaying (50-80% AMI)	225	1.5%	7,355	1.9%
Total Households Overpaying	4,675	31.6%	140,620	36.1%
Total Renter Households Overpaying	2,170	14.7%	65,320	16.8%
Total Owner Households Overpaying	2,505	17.0%	75,300	19.3%
Total Households Overpaying 30-50% Income for Housing	2,695	18.2%	77,475	19.9%
Total Households Severely Overpaying 50% of Income or More for Housing	1,980	13.4%	63,145	16.2%

Source ABAG Housing Element Data Package – Contra Costa County (HUD CHAS Data 20013-2017)

Households in Poverty

The level of poverty in a jurisdiction often influences the need for housing to accommodate those persons and families in the Very Low- and Low-income categories. The U.S. Census Bureau measures poverty by using a set of money income thresholds that vary by family size and composition of who is in poverty. If a family's total income is less than the family's threshold, then that family and every individual in it is considered in poverty. For example, the poverty threshold for a family of two with no children would be \$18,145, a household of two with a householder aged 65 or older and no children has a poverty threshold of \$16,379, and the poverty threshold of a family of four with two children under the age of 18 would be \$27,479. (Source: U.S. Census Bureau, 2021).

Poverty rates in Martinez are shown in Chart 3, which compares the numbers of families living in poverty in Martinez to those living in Contra Costa County. Compared to Contra Costa County, both individuals and families in Martinez have a lower chance under the poverty line. In 2010, 5.2 percent of families in Martinez were listed as living below the poverty level. Corresponding numbers for 2019 show that the poverty rate decreased to 2.6 percent in 2019.

Chart 3. Percentage of Families & People Living in Poverty (2019)



Source: ACS 5-Year Estimates, 2015-2019 (Table B17001 & B17012)

Table 11 shows poverty rates for families in Martinez, with a focus on female-headed households. Overall, 246 of 9,617 families were in poverty (2.6 percent). Although female-headed households made up only 17.9 percent of all households, they accounted for 45.5 percent of households in poverty.

Table 11. Households in Poverty in Martinez (2019)		
Household Type	Martinez	
	Number	Percent
Total Households	9,617	100.0%
Female Headed Households	1,719	17.9%
Total Families Under the Poverty Level	246	2.6%
Female Headed Households Under the Poverty Level	112	45.5%

Source: ABAG Housing Element Data Package (ACS data 2015-2019 B17012)

Extremely Low-Income Households

Extremely low-income (“ELI”) households are defined as those earning up to 30 percent of the area median household income. For Contra Costa County, the median household income in 2021 was \$149,600. For ELI households in Contra Costa County, this results in an income of \$54,800 or less for a four-person household or \$38,400 for a one-person household. ELI households have a variety of housing situations and needs. For example, most families and individuals receiving only public assistance, such as social security insurance or disability insurance are considered ELI households. Table 12 provides representative occupations with hourly wages that are within or close to the ELI income range. As shown in Table 9, ELI households make up 10.6 percent of all households in Martinez. Based on Table 10, approximately 82 percent of ELI households in Martinez pay more than 30 percent of their incomes for housing.

Table 12. Occupations with Wages for Extremely Low Income Households in Contra Costa County (2021)		
Occupation Title	Median Hourly Wage	Median Annual Wages
Cooks, Fast Food	\$13.41	\$27,896

Dining Room and Cafeteria Attendants and Bartender Helpers	\$13.41	\$27,895
Gaming Dealers	\$13.41	\$27,892
Manicurists and Pedicurists	\$13.41	\$27,894
Lifeguards, Ski Patrol, and Other Recreational Protective Service Workers	\$14.00	\$29,110
Dishwashers	\$14.02	\$29,165
Cutters and Trimmers, Hand	\$14.02	\$29,171
Amusement and Recreation Attendants	\$14.07	\$29,272
Ushers, Lobby Attendants, and Ticket Takers	\$14.35	\$29,838
Driver/Sales Workers	\$14.37	\$29,902
<i>Source: EDD, Long-Term Occupational Employment Projections 2018–2028 (updated April 2021)</i>		

Pursuant to Government Code Section 65583(a)(1), 50 percent of the City’s very low-income regional housing needs assigned by HCD are extremely low-income households. As a result, from the very low-income need of 350 units, the City has a projected need of 175 units for extremely low-income households. Based on current figures, extremely low-income households will most likely be facing an overpayment, overcrowding, or substandard housing conditions. Some extremely low-income households could include individuals with mental or other disabilities and special needs. To address the range of needs of ELI households, Martinez will implement the Partnerships for Affordable Housing Program and Housing Choice Voucher Rental Assistance Program (refer to the Housing Plan for more detailed descriptions of these programs). Other resources in the region for ELI households are summarized in Section C of Chapter 4. To supplement available resources, several programs in the Housing Element work to encourage the development of affordable housing and a variety of housing types. The Housing Plan includes Program 1 to facilitate affordable housing; Program 4 (Accessory Dwelling Units and Junior Accessory Dwelling Units) to encourage the production of ADUs, which would provide additional affordable options throughout the City; Program 6 (House Choice Voucher Rental Assistance) to partner with the Contra Costa County Housing Authority to provide Housing Choice Voucher and other assistance programs to lower income residents; Program 11 (Zoning Ordinance Amendments) to amend the Zoning Ordinance to reduce constraints to affordable housing; Program 15 (Access to Opportunities, Density Bonuses, and Incentives) to encourage density bonuses and incentives for affordable housing; Program 18 (Coordinate with Housing Support Service Agencies) to support and advertise countywide social service agencies in their efforts to provide housing for special needs groups; Program 19 (Fair Housing Services) to improve fair housing support through education and outreach, support with filing a complaint, and assistance with enforcing fair housing laws; and Program 25 to assist at-risk or unhoused individuals and families.

SPECIAL NEEDS POPULATIONS

Government Code Section 65583(a)(7) requires a Housing Element to address special housing needs, such as those of the elderly; persons with disabilities, including a developmental disability, as defined in Section 4512 of the Welfare and Institutions Code; large families; farmworkers; families with female heads of households; and families and persons in need of emergency shelter. The needs of these groups often call for targeted program responses, such as temporary housing, preservation of residential hotels, housing with features to make it more accessible, and the development of four-bedroom apartments. Special needs groups have been identified and, to the degree possible, responsive programs are provided. A principal emphasis in addressing the needs of these group is to continue to seek State technical assistance grants to identify the extent and location of those with special needs and identify ways and means to assist them. Local government budget limitations may act to limit effectiveness in implementing programs for this group. Please refer to Section II-H of this Element which provides information related to agencies and programs that serve special needs populations in Contra Costa County.

Senior Households

Table 13 below compares senior households and populations in the Martinez between the years 2000, 2010, and 2019. In 2019, there were 3,757 households with a head of household who is 65 years of age or older, representing 25.5 percent of all households in Martinez. Overall, it appears that the number of households with a head of household who is 65 years or older has been rapidly

increasing over the last two decades. For example, the number of households with a head of household 65 years or older increased by approximately 21.8 percent (or 799 households) between 2000 to 2010 and about 38.9 percent (or 1,738 households) between 2010 to 2019. As shown in Table 13, a large portion of the senior households owned their own homes, with 81.4 percent or 3,060 senior households living in owner-occupied units and 18.6 percent or 697 senior living in renter-occupied housing. Additional information related to senior households relative to overall households is provided in Table 14 and Table 7, which summarizes households by age and tenure.

The overall population in Martinez increased by approximately 7.5 percent between 2010 and 2019 with the number of residents 65 years or older increasing by 38.9 percent or 1,738 residents, resulting in a total of 6,210 residents 65 years or older. According to 2015-2019 ACS Data (Table ID S1701), it appears that 387 or 6.4 percent of residents 65 years or older live below the poverty level in Martinez. Additionally, the median age in Martinez has been increasing over the past two decades, increasing by approximately five years between 2000 and 2010 and decreased approximately half a year between 2010 to 2019. Compared to the state, Martinez has experienced a smaller increase in median age, with that overall state increasing by about 1.6 years from 34.9 in 2010 to 36.5 in 2019. The increase in median age in Martinez, represents a growing population of residents 65 years or older. As such, this indicates a need to provide more services for this segment of the community.

Table 13. Senior Household Trends and Population – Martinez			
Household by Age and Tenure	City of Martinez		
	2000	2010	2019
Total Owner Occupied:	9,913	10,301	9,902
Owner Householders 65 years and over	1,782	2,191	3,060
Total Renter Occupied:	4,446	4,322	4,821
Renter Householders 65 years and over	560	372	697
Total Occupied Households	14,359	14,623	14,723
Total Householder 65 years and over	2,342	2,563	3,757
Total Population	36,167	35,622	38,290
Total Population 65 years and over	3,673	4,472	6,210

Source: ACS 5-Year Estimates, 2006 - 2010, 2015 - 2019 (Table B25007), U.S. Census Bureau, 2000 Census (Table H014)

Because seniors tend to live on fixed incomes dictated by Social Security and other retirement benefits, those who do not own their homes are significantly affected by rising housing costs. Also, while some seniors may prefer to live in single-family detached homes, others may desire smaller, more affordable homes with less upkeep, such as condominiums, townhouses, apartments, or mobile homes. According to the DOF E-5 Report, in 2021 about 62.8 percent of Martinez’s housing stock was made up of single-family detached homes, with 37.2 percent of the housing stock provided as single-family attached homes, duplexes through fourplexes, multifamily housing, and mobile homes for those who choose to or must live in other forms of housing (see Table 19). According to the California Department of Social Services, there are 42 assisted residential housing units for seniors in Martinez. The total senior care capacity in Martinez is 645 compared to the 2019 American Community Survey report that there are 3,757 residents aged 65 or older. Senior residential care facilities are in great demand in Martinez, and especially with trends towards a rapidly aging population, there may be more significant unmet senior housing needs in the future.

Table 14. Senior Residential Care Facilities (2022)		
Facility Name	Facility Address	Facility Capacity
Aster Garden Care Home, Inc	2046 Arnold Drive	6
Cherish Care Home Inc.	15 Dickson Lane	6
Olympic Residential Care Home	2252 Olympic Drive	6
Olympic Retirement Home	1862 Olympic Drive	6
Reliez Valley Care Home	656 Sterling Drive	6

Tender Touch Residential Care Home	58 Midhill Road	6
Villa Vittoria	1124 Breckenridge Court	6
Total Senior Housing Units		42
<i>Source: California Department of Social Services, September 2022</i>		

As described in Chapter 3, the City’s zoning and land use regulations accommodate a range of housing types that serve the senior population, including single-family housing, multifamily housing, mobile homes, senior housing, and care facilities.

Information regarding housing needs of seniors is augmented through the information provided in the Community Workshop and information provided through the Community-Based Organizations, Service Providers, and Development Stakeholder Survey. These sources provided supplemental data regarding senior needs. Housing types needed for seniors include:

- Housing close to services (grocery stores, financial, personal, and social services, etc.)
- Single-family housing and multifamily housing affordable to low-, very low-, or extremely low-income households
- Senior housing that includes services providing daily living assistance
- Accessory dwelling unit

Housing-related services needed by the senior population include the following priorities:

- Assistance finding housing affordable to extremely low income (<30 percent of median income) households
- Assistance finding housing affordable to lower-income (<80 percent of median income) households
- Grants or loans to make modifications to make home accessible to disabled residents
- Housing close to public transportation
- Housing close to services (grocery stores, financial, personal, and social services, etc.)
- Assistance with addressing discrimination, legal rent or mortgage practices, tenant/landlord mediation, or other fair housing issues

Due to often limited incomes and lack of housing options, affordable housing for seniors is needed throughout California. Resources in the region for seniors are summarized in Section C of Chapter 4. To supplement available resources, several programs in the Housing Element work to encourage the development of affordable housing as well as a variety of housing types to meet the needs of the community, including seniors. The Housing Plan includes Program 1 ([Partnerships for Affordable Housing](#)) to facilitate affordable housing and special needs housing construction, including senior housing; Program 4 (Accessory Dwelling Units and Junior Accessory Dwelling Units) to encourage the production of ADUs, which would facilitate multigenerational housing development; Program 6 (House Choice Voucher Rental Assistance) to partner with the Contra Costa County Housing Authority to provide Housing Choice Voucher and other assistance programs to lower income residents, including seniors; Program 11 (Zoning Ordinance Amendments) to amend the Zoning Ordinance to allow small and large residential care facilities consistent with State law and to reduce parking requirements for senior housing; Program 15 (Access to Opportunities, Density Bonuses, and Incentives) to encourage density bonuses and incentives for affordable and special needs housing, including senior housing; Program 18 (Coordinate with Housing Support Service Agencies) to support and advertise countywide social service agencies in their efforts to provide housing for special needs; Program 19 (Fair Housing Services) to improve fair housing support through education and outreach, support with filing a complaint, and assistance with enforcing fair housing laws; and Program 23 (Universal Design and Accessibility) to encourage universal design retrofits of existing development and standards for new development.

Persons with Disabilities

A “disability” includes, but is not limited to, any physical or mental disability as defined in California Government Code Section 12926. A “mental disability” involves having any mental or psychological disorder or condition, such as mental retardation, organic brain syndrome, emotional or mental illness, or specific learning disabilities that limits a major life activity. A “physical disability” involves having any physiological disease, disorder, condition, cosmetic disfigurement, or anatomical loss that affects body systems

including neurological, immunological, musculoskeletal, special sense organs, respiratory, speech organs, cardiovascular, reproductive, digestive, genitourinary, hemic, lymphatic, skin, and endocrine. In addition, a mental or physical disability limits a major life activity by making the achievement of major life activities difficult including physical, mental, and social activities and working.

Physical, mental, and/or developmental disabilities could prevent a person from working, restrict a persons' mobility, or make caring for oneself difficult. Therefore, disabled persons often require special housing needs related to potential limited earning capacity, the lack of accessible and affordable housing, and higher health costs associated with disabilities. Additionally, people with disabilities require a wide range of different housing, depending on the type and severity of their disability. Housing needs can range from institutional care facilities to facilities that support partial or full independence (i.e., group care homes). Supportive services such as daily living skills and employment assistance need to be integrated in the housing situation.

- Individuals with a mobility, visual, or hearing limitation(s) may require housing that is physically accessible. Examples of accessibility in housing include widened doorways and hallways, ramps, bathroom modifications (i.e., lowered countertops, grab bars, adjustable shower heads, etc.) and special sensory devices including smoke alarms and flashing lights.
- Individuals with self-care limitations (which can include persons with mobility difficulties) may require residential environments that include in-home or on-site support services ranging from congregate to convalescent care. Support services can include medical therapy, daily living assistance, congregate dining, and related services.
- Individuals with developmental disabilities and other physical and mental conditions that prevent them from functioning independently may require assisted care or group home environments.
- Individuals with disabilities may require financial assistance to meet their housing needs because a higher percentage than the population at large are low-income and their special housing needs are often more costly than conventional housing.

Table 14 compares the employment status of persons with and without a disability in 2015 and 2019. Between 2015 and 2019 there was 12.0 percent decrease in the number of persons with a disability in Martinez; The number of persons employed with a disability increased by 3.4 percent from 853 persons in 2015 to 882 persons in 2019. Additionally, the number of persons unemployed with a disability decreased by 9.6 percent from 194 persons in 2015 to 12 persons in 2019. Similarly, the number of persons with a disability not in the labor force decreased by about 9.6 percent from 1,119 persons in 2015 to 1,012 persons in 2019.

Table 14. Persons with Disability by Employment Status – Martinez (2015, 2019)				
	2015		2019	
	Number	Percent	Number	Percent
In the Labor Force:	19,930	80.9%	19,978	82.0%
Employed:	18,358	74.5%	19,251	79.0%
With a Disability	853	4.6%	882	4.6%
No Disability	17,505	95.4%	18,369	95.4%
Unemployed:	1,572	6.4%	727	3.0%
With a Disability	194	12.3%	12	1.7%
No Disability	1,378	87.7%	715	98.3%
Not in the Labor Force:	4,705	19.1%	4,384	18.0%
With a Disability	1,119	23.8%	1,012	23.1%
No Disability	3,586	76.2%	3,372	76.9%
Total:	24,635	100.0%	24,362	100.0%
With a Disability	2,166	8.8%	1,906	7.8%
No Disability	22,469	91.2%	22,456	92.2%

Table 14. Persons with Disability by Employment Status – Martinez (2015, 2019)				
	2015		2019	
	Number	Percent	Number	Percent
<i>Source: ACS 2011 – 2015, and 2015 – 2019 (Table C18120)</i>				

Table 15 presents data on the types of disabilities for Martinez and Contra Costa County residents based on the ACS 2019 Data. According to ACS 2019 Data, 8,439 residents in Martinez and 369,878 residents in Contra Costa County have a disability. It is noted that persons may have more than one disability resulting in the total number of disabilities tallied in Table 15 exceeding the total number of disabled persons identified above. For persons ages 0 to 64, the most common disabilities are Cognitive Difficulty (33.4 percent) and Independent Living Difficulty (20.2 percent). For the population of ages 65 and over, the most common disabilities are Ambulatory Difficulty (28.7 percent), Independent Living Difficulty (21.6 percent), and Hearing Difficulty (16.8 percent).

Table 15. Persons with Disabilities by Disability Type and Age (2019)				
	City of Martinez		Contra Costa County	
	Number	Percent	Number	Percent
Total Disabilities Tallied	8,439	100.0%	369,878	100.0%
Total Disabilities for Ages 0–64	4,289	50.8%	245,354	66.3%
Hearing Difficulty	510	11.9%	35591	14.5%
Vision Difficulty	352	8.2%	22353	9.1%
Cognitive Difficulty	1,433	33.4%	51269	20.9%
Ambulatory Difficulty	824	19.2%	60754	24.8%
Self-Care Difficulty	304	7.1%	26993	11.0%
Independent Living Difficulty (Ages 18–64)	866	20.2%	48394	19.7%
Total Disabilities for Ages 65 and Over	4,150	49.2%	124,524	33.7%
Hearing Difficulty	698	16.8%	22642	18.2%
Vision Difficulty	267	6.4%	9479	7.6%
Cognitive Difficulty	509	12.3%	15947	12.8%
Ambulatory Difficulty	1,191	28.7%	35324	28.4%
Self-Care Difficulty	590	14.2%	14632	11.8%
Independent Living Difficulty	895	21.6%	26500	21.3%
<i>Source: ACS 2015 – 2019 (Table S1810)</i>				

Information regarding housing needs of persons with a disability is augmented through the information provided in the three stakeholder focus group meetings and information provided through the community-based organizations, service providers, and development stakeholder survey. These sources provided supplemental data regarding senior needs. Housing types needed for persons with a disability include:

- Housing with features for a disabled person (ramp, grab bars, low counters and cabinets, assistive devices for hearing- or visually-impaired persons, etc.)
- Housing close to services (grocery stores, financial, personal, and social services, etc.)
- Single-family housing affordable to extremely low-, very low-, and low-income households

The primary housing services needed by persons with a disability were identified as:

- Grants or loans to make modifications to make a home accessible to a disabled resident
- Housing close to public transportation
- Assistance finding housing affordable to extremely low income- (<30 percent of median income) households

- Assistance finding housing affordable to low-income (<80 percent of median income) households
- Assistance with being housed in transitional or supportive housing
- Housing close to services (grocery stores, financial, personal, and social services, etc.)
- Assistance with addressing discrimination, legal rent or mortgage practices, tenant/landlord mediation, or other fair housing issues

As described in Section 3, the City’s zoning and land use regulations accommodate a range of housing types that serve the disabled population, including residential care facilities for six or fewer persons which are treated as a single-family home, care facilities, and various housing types including multifamily housing and mobile homes. However, due to generally limited incomes and lack of housing options, affordable housing for residents with a disability is needed throughout California. Resources in the region for persons who are disabled are summarized in Section C of Chapter 4. To supplement available resources, several programs in the Housing Element work to encourage the development of affordable housing as well as a variety of housing types to meet the needs of the community, including residents with a disability. The Housing Plan includes Program 6 (House Choice Voucher Rental Assistance) to partner with the Contra Costa County Housing Authority to provide Housing Choice Voucher and other assistance programs to lower income residents, including persons with disabilities; Program 11 (Zoning Ordinance Amendments) to amend the Zoning Ordinance to allow small and large residential care facilities consistent with State law; Program 15 (Access to Opportunities, Density Bonuses, and Incentives) to encourage density bonuses and incentives for affordable and special needs housing, including housing for persons with a disability; Program 19 ([Fair Housing Services](#)) to improve fair housing support through education and outreach, support with filing a complaint, and assistance with enforcing fair housing laws; Program 23 (Universal Design and Accessibility) to encourage universal design retrofits of existing development and standards for new development; and Program 24 ([Reasonable Accommodation Procedures](#)) to ensure existing and new housing can be modified to meet the unique needs of persons with a disability.

Persons with Developmental Disabilities

State law also requires Housing Elements to examine the housing needs of people with developmental disabilities. A developmental disability is a disability which originates before an individual attains age 18, continues or can be expected to continue indefinitely, and constitutes a substantial disability for the individual. This term includes intellectual disability, cerebral palsy, epilepsy, and autism. This term also includes conditions found to be closely related to intellectual disability or to require treatment similar to that required for individuals with an intellectual disability, but shall not include other handicapping conditions that are solely physical in nature. (Lanterman Act, Welfare and Institutions Code, Section 4512.)

The California Department of Developmental Services (“DDS”) maintains data regarding people with developmental disabilities, defined as those with severe, life-long disabilities attributable to mental and/or physical impairments. As shown in Table 16, the DDS data indicates that a total of 254 developmentally disabled persons reside in the City of Martinez, with children under the age of 18 make up 47.2 percent, while adults account for 52.8 percent.

Table 16. Developmental Disabilities by Age (2020)			
	0 to 17 Years	18+ Years	Total
City of Martinez	120	134	254
<i>Source: ABAG Housing Element Data Package – Contra Costa County (DDS, 2020 Developmental Disabilities by Zip Code); De Novo Planning Group, 2021</i>			

Table 17 breaks down the developmentally disabled population by residence type for Martinez. Of the 254 persons living in Martinez, 83.6 percent live at home with a parent or guardian, while 11.6 percent live independently or with support, 3.2 percent live in a community care environment, and 1.6 percent live in other residence types. These distributions are consistent with the client statistics for the RCEB service area, which notes 76 percent of developmentally disabled persons reside in homes of their families or private guardians and 22 percent of developmentally disabled persons reside in independent living or supported living situations.

Table 17. Developmental Disabilities by Residence Type (2020)							
	Home of Parent, Family, or Guardian	Independent / Supported Living	Community Care Facility	Intermediate Care Facility	Foster / Family Home	Other	Total
City of Martinez	209	29	8	0	0	4	250
Source: ABAG Housing Element Data Package – Contra Costa County (DDS, 2020 Developmental Disabilities by Zip Code); De Novo Planning Group, 2021							

Many developmentally disabled persons can live and work independently within a conventional housing environment. More severely disabled individuals require a group living environment where supervision is provided. The most severely affected individuals may require an institutional environment where medical attention and physical therapy are provided. Because developmental disabilities exist before adulthood, the first issue in supportive housing for the developmentally disabled is the transition from the person’s living situation as a child to an appropriate level of independence as an adult. The State Department of Developmental Services (“DDS”) currently provides community-based services to approximately 360,000 persons with developmental disabilities and their families through a statewide system of 21 regional centers and associated facilities. The Regional Center of the East Bay (“RCEB”), located in San Leandro, is one of 21 regional centers in the State of California that provides point of entry to services for people with developmental disabilities. The center is a private, non-profit agency that contracts with local businesses to offer a wide range of services to individuals with developmental disabilities and their families. The state Regional Center of the East Bay estimates that there were 24,481 persons receiving their services in the 2020-2021 fiscal year. Of these, approximately 68 percent were living at home with parents or other guardians. However, there is still a clear and present need to provide suitable, supportive housing for those with disabilities.

While most developmentally disabled persons in Martinez and the County live with their parents, many need a supportive living environment, such as in-home care, a residential care home, or a community living facility. While many persons with developmental disabilities are eligible for various subsidy and assistance programs, many are unable to secure needed subsidized housing. Many of the individuals living with their parents will need alternative housing options as their parents age. Adult Residential Facilities (“ARF”) provide 24-hour a day, non-medical care and varying levels of supervision for clients/residents ages 18-59 (22 CCR, Section 80001(a)(5)(A)). These clients/residents may have a mental, physical, or developmental disability. Individuals aged 60 and over must have needs compatible with other clients/residents ~~in order~~ to reside in an ARF (22 CCR, Section 85068.4(b)-4(g)). According to data from [the](#) California Department of Social Services, there are four adult residential facilities in Martinez, providing a total of 82 beds. The capacity of these adult residential facilities is likely to meet the existing needs of supportive housing for developmentally disabled person in Martinez.

Table 18. Adult Residential Facilities (2023)			
Facility Name	Facility Type	Facility Address	Facility Capacity
Rehabilitation & Employment Services of The East Bay, Inc	Adult Day Program	801 Ferry Street	30
Residential & Educational Services	Adult Day Program	620 Las Juntas	20
Jamie's House	Adult Residential	110 De Normandie Way	4
Neema Haven Home	Adult Residential	434 Rodrigues Avenue	6
Sunshine Villa	Adult Residential	1826 Ophir Court	6
Telecare Hope House	Social Rehabilitation Facility	300 Ilene Street	16
Total			82
Source: California Department of Social Services, September 2022			

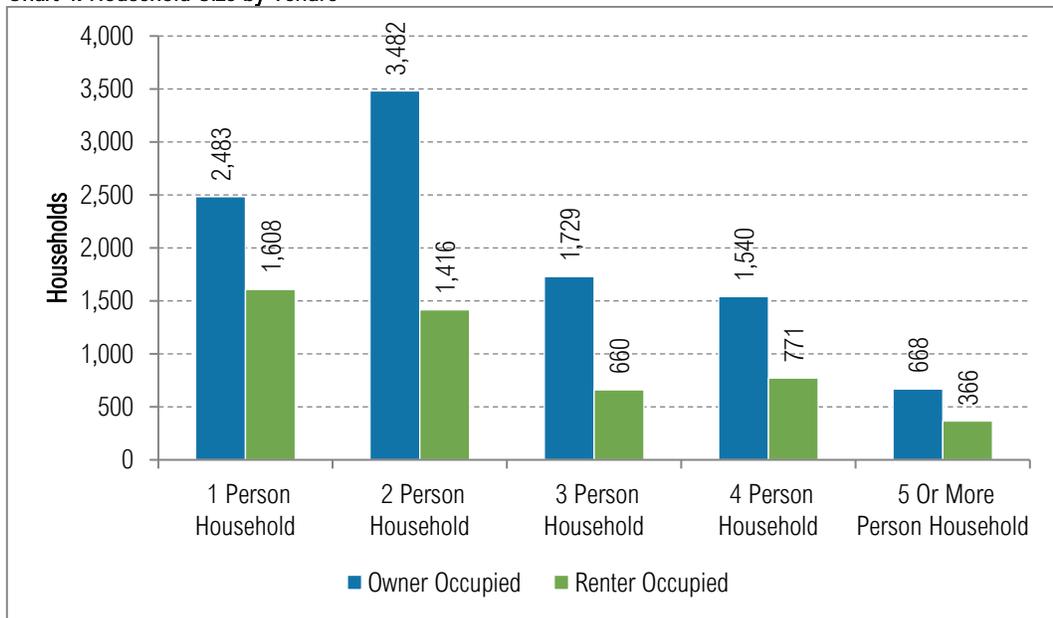
Service providers participating in the focus group meetings and the community service providers, community-based organizations, and development professionals survey did not identify any specific housing needs or priorities related to persons with a developmental disability. It is anticipated that the housing needs identified for disabled persons in the previous section, including the need for more affordable housing opportunities, the need for housing that includes assistance with daily living activities, and the need for assistance with finding and paying for housing described for persons with a disability in the previous section, would also apply to persons with a developmental disability.

As described in Section 3, the City’s zoning and land use regulations accommodate a range of housing types that serve the developmentally disabled population, including single-family housing, multifamily housing, and mobile homes for persons living with their family or guardian. Several programs in the Housing Element work to encourage the development of affordable housing as well as a variety of housing types to meet the needs of the community, including residents with a developmental disability. The Housing Plan includes Program 4 (Accessory Dwelling Units and Junior Accessory Dwelling Units) to encourage the production of ADUs, which would facilitate multigenerational housing; Program 6 (House Choice Voucher Rental Assistance) to partner with the Contra Costa County Housing Authority to provide Housing Choice Voucher and other assistance programs to lower income residents, including persons with disabilities; Program 11 (Zoning Ordinance Amendments) to amend the Zoning Ordinance to allow small and large residential care facilities consistent with State law; Program 15 (Access to Opportunities, Density Bonuses, and Incentives) to encourage density bonuses and incentives for affordable and special needs housing, including housing for persons with a disability; Program 19 ([Fair Housing Services](#)) to improve fair housing support through education and outreach, support with filing a complaint, and assistance with enforcing fair housing laws; Program 23 (Universal Design and Accessibility) to encourage universal design retrofits of existing development and standards for new development; and Program 24 ([Reasonable Accommodation Procedures](#)) to ensure existing and new housing can be modified to meet the unique needs of persons with a disability.

Large Households

Government Code Section 65583(a)(C) requires an analysis of housing needs for large families, those with five or more members. Large family households comprised 7.0 percent, or 1,034, of the total households in Martinez according to the 2015-2019 ACS. As shown in Chart 4, approximately 64.6 percent of large households in Martinez owned their own homes and 35.4 percent of large households are renter households.

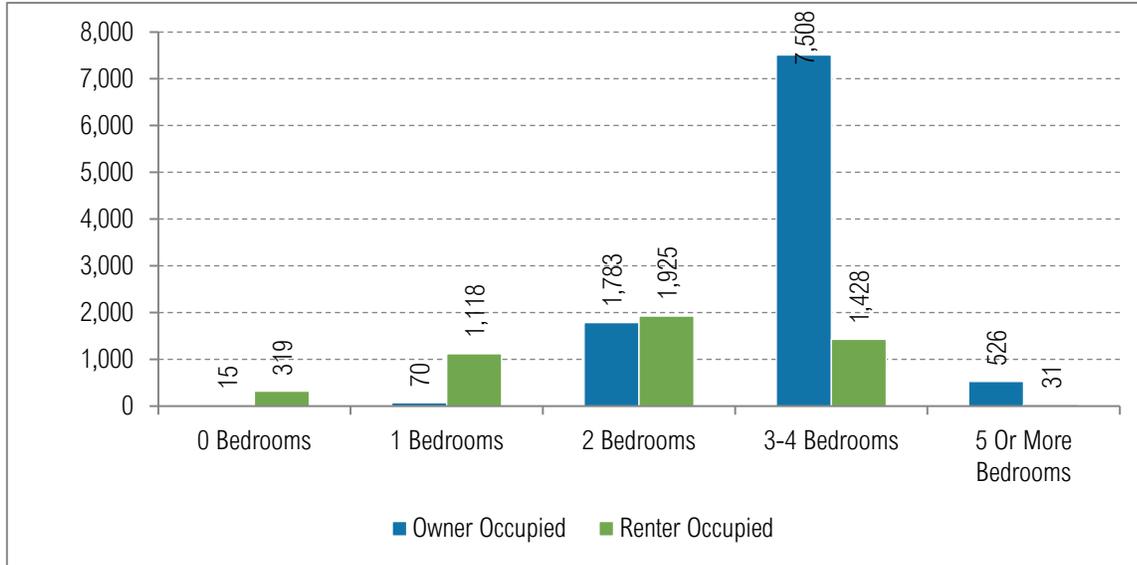
Chart 4. Household Size by Tenure



Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25009

The unit sizes available in a community affect the household sizes that can access that community. Large families are generally served by housing units with three or more bedrooms, of which there are 9,493 units in Martinez. Among these large units with three or more bedrooms, 84.6 percent are owner-occupied, and 15.4 percent are renter occupied (see Chart 5).

Chart 5. Housing Units by Number of Bedrooms



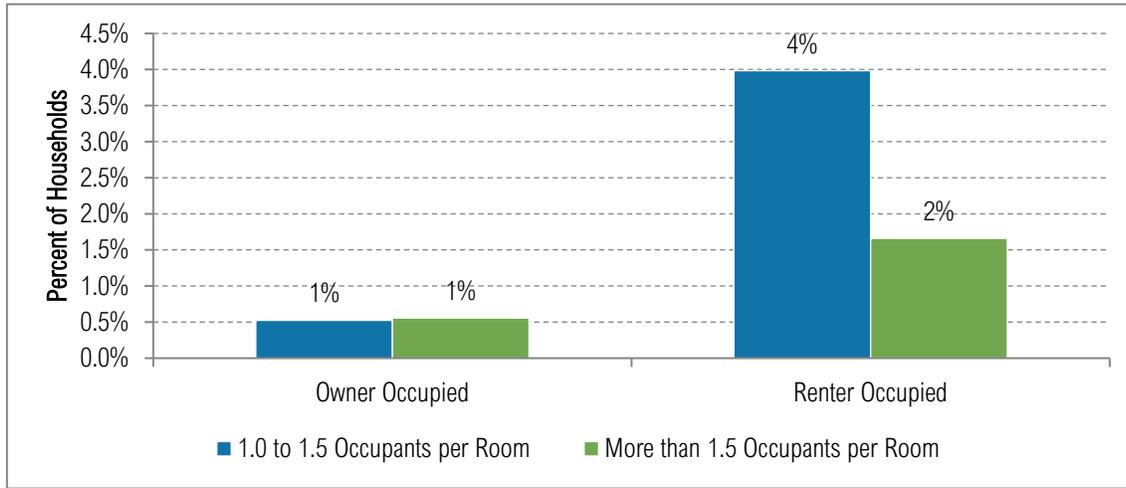
Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25042

The needs of large families are unique in that they require more space to satisfy minimum household needs. The increase in average household size Statewide is, to some extent, linked to the subject of overcrowding. Overcrowding occurs when the number of people living in a household is greater than the home was designed to hold. There are several different standards for defining overcrowding, but this report uses the Census Bureau definition, which is more than one occupant per room (not including bathrooms or kitchens). Additionally, the Census Bureau considers units with more than 1.5 occupants per room to be severely overcrowded.

Overcrowding is often related to the cost of housing and can occur when demand in a city or region is high. In many cities, overcrowding is seen more amongst those that are renting, with multiple households sharing a unit to make it possible to stay in their communities. In Martinez, 1.7 percent of households that rent are severely overcrowded (more than 1.5 occupants per room), compared to 0.6 percent of households that own (see Chart 6). In Martinez, 4.0 percent of renters experience moderate overcrowding (1.0 to 1.5 occupants per room), compared to 0.5 percent for those who own.

As shown in Table 32, 2.6 percent of all households in Martinez live in overcrowded conditions. While it appears that overcrowding is not a significant issue in Martinez, according to ABAG/MTC's Housing Needs Data Report, communities of color are more likely to experience overcrowding similar to how they are more likely to experience poverty, financial instability, and housing insecurity. People of color tend to experience overcrowding at higher rates than White residents. In Martinez, the racial groups with the largest overcrowding rates are Hispanic/Latinx or Other Race or Multiple Races residents.

Chart 6. Overcrowding by Tenure and Severity



Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25042

The City currently has 557 housing units with five or more bedrooms and 1,034 large households. Resources in the region for special needs families, including large families, are summarized in Section C of Chapter 4. To supplement available resources, the Housing Plan includes Program 4A (Large Unit Development) and Program 15 (Access to Opportunities, Density Bonuses, and Incentives) to encourage and incentivize a variety of housing types, including units meeting the needs of large households.

Farmworkers

Farmworkers are traditionally defined as persons whose primary incomes are earned through permanent or seasonal agricultural labor. Permanent farm laborers work in the fields, processing plants, or support activities on a generally year-round basis. When workload increases during harvest periods, the labor force is supplemented by seasonal workers, often supplied by a labor contractor. For some crops, farms may hire migrant workers, defined as those whose travel prevents them from returning to their primary residence every evening.

Estimating the size of the agricultural labor force can be problematic as farmworkers are historically undercounted by the census and other data sources. For instance, the U.S. Census Bureau does not track farm labor separate from mining, fishing and hunting, and forestry, nor does the U.S. Census Bureau provide definitions that address the specific nuances of farm labor (e.g., field laborers versus workers in processing plants), length of employment (e.g., permanent or seasonal), or place of work (e.g., the location of the business versus agricultural field). As shown in Table 5, 12 persons (0.1 percent of Martinez residents in the labor force) were estimated to be employed in the agriculture, forestry, fishing, hunting, and mining industry based on 2015-2019 ACS data.

Table 19. Contra Costa County Farmworkers – County-wide (2017)			
Hired Farm Labor	Farm Operations	Workers	Total Payroll
Contra Costa County	161	1,310	15,320,000

Source: 2017 USDA Agricultural Census Data, Table 7

Data supplied by the United States Department of Agriculture, National Agriculture Statistics Service (“USDA”) reveals the breakdown of farm labor employment and the labor expense for Contra Costa County as shown in Table 19. The 2017 USDA data is the most recent available data that provides a focused analysis of farming activities and employment in the County. Table 20 provides a breakdown of farm labor employment by days worked. The data from this table indicates that Countywide, there were 1,310 farmworkers in 2017. Of these farmworkers, 450 worked more than 150 days a year and 860 worked less than 150 days per year and are likely seasonal workers.

Table 20. Contra Costa County Farm Labor Employment (2017)		
Hired Farm Labor	Farm Operations	Workers
150 Days or More	81	450
Less Than 150 Days	124	860
<i>Source: 2017 USDA Agricultural Census Data, Table 7</i>		

Based on data from the 2015-2019 ACS, approximately 12 Martinez residents are employed in agriculture, forestry, fishing and hunting, which were likely those working within the fishing industry. The ABAG Housing Element Data Package included California Department of Education California Longitudinal Pupil Achievement Data System (“CLPADS”) data, which reports on migrant worker student population by County and community. CLPADS reported no migrant worker students in Contra Costa County nor any cities within Contra Costa County.

HCD’s Employee Housing Facility Portal identifies one employee housing facility in Contra Costa County, in Brentwood. There is no State-permitted employee [housing](#), including agricultural employee [housing](#), facilities in Martinez.

Martinez has housing types, including multifamily housing, houseboats, and liveaboards that could serve the needs of this special needs group. The Community Service Providers, Community-based Organizations, and Development Professionals Stakeholders Survey included input from organizations that serve the farmworker population. The survey identified permanent and seasonal or temporary farmworker housing as needed housing types for farmworkers. The primary housing services needed by farmworkers were identified as:

- Housing close to services (grocery stores, financial, personal, and social services, etc.)
- Housing close to daycare
- Translation assistance for non-English speaking persons
- Assistance with addressing discrimination, legal rent or mortgage practices, tenant/landlord mediation, or other fair housing issues

As discussed in Chapter 3, Constraints, the Zoning Ordinance does not address employee housing. The Housing Plan includes Program 11 to update the Zoning Ordinance to accommodate employee housing consistent with the requirements of State law.

Female Heads of Households

Households headed by one person are often at greater risk of housing insecurity, particularly female-headed households, who may be supporting children or a family with only one income. Households with female heads make up approximately 17.9 percent of households in Martinez (See Table 11, Households in Poverty). Female-headed households with children may face particular housing challenges, with pervasive gender inequality resulting in lower wages for women. Moreover, the added need for childcare can make finding a home that is affordable more challenging. In 2019, about 6.5 percent of female-headed households in Martinez had incomes below the poverty line, and female-headed households make up 45.5 percent of all households in poverty in Martinez.

Single female-headed households with children present would benefit from affordable housing types, particularly housing targeted at the ELI group, as well as housing located in the vicinity of daycare, schools, and other services. Battered women with children comprise a sub-group of female-headed households that are especially in need.

A recent assessment by Brion Economics prepared for the Contra Costa Office of Education, the Contra Costa County Conservation and Development department, First Five Contra Costa, and the Contra Costa County Local Planning and Advisory Council for Early Care and Education (“LPC”) shows that as of 2018, the estimated number of child care spaces in Martinez was 1,642, while the demand was estimated to be 2,443; a shortfall of 801 spaces.

Information regarding housing needs of female-headed households is augmented through the information provided in the Community Workshop and information provided through the Community-Based Organizations, Service Providers, and

Development Stakeholder Survey. The primary housing type needed for female-headed households was identified as housing with on-site childcare. Services for families, including female-headed households, are summarized in Section C of Chapter 4. To supplement available resources, several programs in the Housing Element work to encourage the development of affordable housing and a variety of housing types to meet the needs of the community, including female-headed households. The Housing Plan includes Program 6 (House Choice Voucher Rental Assistance) to partner with the Contra Costa County Housing Authority to provide Housing Choice Voucher and other assistance programs to lower income and special needs residents, including female-headed households; Program 15 (Access to Opportunities, Density Bonuses, and Incentives) to encourage density bonuses and incentives for affordable and special needs housing, including female-headed households; and Program 19 to improve fair housing support through education and outreach, support with filing a complaint, and assistance with enforcing fair housing laws.

Homeless And Other Groups in Need of Temporary and Transitional Affordable Housing

Government Code Section 65583(a)(7) requires that the Housing Element include an analysis of the needs of homeless persons and families. The analysis must include: (1) estimates of the number of persons lacking shelter; (2) where feasible, a description of the characteristics of the homeless (i.e., those who are mentally ill, developmentally disabled, substance abusers, runaway youth); (3) an inventory of resources available in the community to assist the homeless; and (4) an assessment of unmet homeless needs, including the extent of the need for homeless shelters.

The law also requires that each jurisdiction address community needs and available resources for special-housing opportunities, known as transitional and supportive housing. These housing types provide the opportunity for families and individuals to “transition” from a homeless condition to permanent housing, often with the assistance of supportive services to assist individuals in gaining necessary life skills in support of independent living.

The following discussion addresses the requirements of Government Code Section 65583(a)(7). It should be noted that data on homeless families and individuals is not developed based on jurisdictional boundaries. The Council on Homelessness (“COH”) is a local planning body that provides leadership and coordination on the issues of homelessness and poverty in Contra Costa County. The mission of COH is to provide leadership on homelessness and poverty in Contra Costa County with a vision to create and sustain a comprehensive, coordinated, and balanced array of human services for homeless and low-income individuals and families within Contra Costa County.

As the primary coordinating body for homeless issues and assistance for a geographic area encompassing the entire county, the COH accomplishes a host of activities and programs vital to the community, including an annual point-in-time “snapshot” survey to identify and assess the needs of both the sheltered and unsheltered homeless, tracking homeless demographics using local service providers throughout the calendar year, and an annual action plan that helps direct community resources and actions in the form of comprehensive programs and activities.

Homeless Estimates

According to the COH, an estimate of the County’s homeless population was undertaken in concert with the requirements of the U.S. Department of Housing and Urban Development (“HUD”) for participating Continuums of Care (“CoCs”) nationwide. Those mandates require that a point-in-time study be taken. This study allows service agencies and local governments to spot trends in homelessness and to evaluate the success of existing programs. It is also a tool for agencies and their partners to plan for programs and services to meet the needs of homeless individuals and families in the community and to use in applying for grants and other funding.

The COH conducted its 2023 Homeless Count in May 2023. The Homeless Count, also known as the Point-in-Time (“PIT”) Count, is a survey of individuals and families identified as experiencing sheltered or unsheltered homelessness within the boundaries of Contra Costa County on a single night in May. Over 150 community volunteers, homeless service providers, non-profit partners, and various county agency staff conducted an observational count of the unsheltered population on the afternoon of May 23, 2023 from 3:00 p.m. to 6:00 p.m. This resulted in a peer-informed, visual count of unsheltered homeless individuals and families residing

on the streets, in vehicles, makeshift shelters, encampments, and other places not meant for human habitation. Shelters and facilities reported the number of homeless individuals and families who occupied their facilities on the night of May 23, 2023. Table 21 compares the PIT Counts from 2020 and 2023 and reflects a 4-four-percent increase in people experiencing homelessness across Contra Costa County during that period.

Table 21. Homelessness in Contra Costa County (2020 and 2023)					
COH PIT Count	Martinez		Countywide		
	Sheltered	Unsheltered	Sheltered	Unsheltered	Total
Homelessness PIT Count 2020	Not tabulated	127	707	1,570	2,277
Homelessness PIT Count 2023	Not tabulated	140	719	1,653	2,372
<i>Source: COH 2020 and 2023 Annual PIT Count Report</i>					

The 2023 PIT Count identified 2,372 total homeless persons countywide, consisting of 719 sheltered and 1,653 unsheltered homeless persons. People were identified in 30 incorporated cities and unincorporated jurisdictions across the County during the PIT Count. Of the 1,653 unsheltered homeless persons, 140 (or 8.5 percent) were located in Martinez.

Additional demographics from the 2020 PIT Count for homeless individuals countywide and in Martinez are shown below in Table 22. Of the homeless individuals in Martinez in 2020, 58.3 percent were male and 41.7 percent female. Subpopulations that represented more than 25 percent of the County's homeless persons included persons with a disability (32 percent), White/Caucasian (54 percent), and Black/African American (29 percent).

Table 22. Contra Costa County Homeless Characteristics						
Homeless Profile	Sheltered		Unsheltered		Combined	
	Number	%	Number	%	Number	%
Total Homeless Population	705	100.0%	1,566	100.0%	2,277	100.0%
Male	411	58.3%	1,072	68.5%	1,483	65.1%
Female	294	41.7%	494	31.5%	788	34.6%
Subpopulations ¹						
Transition-Age Youth ("TAY")	n/a	39%	n/a	61% of TAY	n/a	5%
Seniors 62+	n/a	32% of senior	n/a	68% of seniors	n/a	16%
Disability	n/a	n/a	n/a	n/a	718	32%
Latinx	n/a	24%	n/a	76%	525	23%
Asian	n/a	34%	n/a	66%	n/a	2%
White/Caucasian	n/a	12%	n/a	88%	1,227	54%
Black/African American	n/a	41%	n/a	59%	674	29%
American Indian	n/a	45%	n/a	55%	179	8%
Pacific Islanders	n/a	12%	n/a	88%	n/a	1%
Multiple Races	n/a	25%	n/a	75%	n/a	6%
<i>Respondents may be included in more than one subset. For example: a respondent may be a Veteran and Chronically Homeless.</i>						
¹ Percent sheltered and unsheltered is of the total subpopulation.						
<i>Source: COH 2020 Annual PIT Count Report</i>						

EMERGENCY SHELTERS, TRANSITIONAL, AND SUPPORTIVE HOUSING

Resource Inventory

Homeless programs are primarily administered at the County-level through COH. COH maintains a list of services for homeless and low-income families. The most recent inventory of resources available within Contra Costa County for emergency shelters, transitional housing, and permanent supportive housing units comes from the 2021 Housing Inventory reported to the U.S. Department of Housing and Urban Development by the COH. Table 23 below shows the total beds offered by homeless facilities in Contra Costa County with 2,426 total beds available Countywide, which are described in greater detail in the following paragraphs.

Table 23. Homeless Facilities (2020)						
Facility Type	Contra Costa County Continuum of Care Region					
	Family Units	Family Beds	Adult-Only Beds	Total Beds	Seasonal	Overflow
Emergency Shelter	66	16	584	744	38	0
Transitional Housing	37	93	88	181	n/a	n/a
Permanent Supportive Housing	239	649	593	1,242	n/a	n/a
Rapid Rehousing	51	169	74	243	n/a	n/a
Other Permanent Housing	1	3	13	16	n/a	n/a
Total Beds	394	1,074	1,352	2,426	38	0

Source: HUD 2020 Continuum of Care Homeless Assistance Programs - Housing Inventory Count Report.
Url: https://files.hudexchange.info/reports/published/CoC_HIC_State_CA_2020.pdf

Emergency Shelters

Thirteen emergency shelters are available to provide services in the COH region. According to the U.S. Department of Housing and Urban Development (“HUD”) 2021 Continuum of Care Housing Inventory County Report for Contra Costa County CoC, a total of 744 year-round beds are available; thus, emergency shelters comprise 30.7 percent of the total year-round beds in the County. Of the 201 year-round emergency shelter beds available in Contra Costa County, no shelter beds are in Martinez. Table 24 below highlights the number of beds each of the eight emergency shelter providers were able to provide in 2021:

Table 24. Emergency Shelters – Contra Costa County CoC	
Provider/Facility	Total Beds
Bay Area Community Services - Don Brown Shelter	12 Adult-Only Beds
Bay Area Rescue Mission - Life Threatening Weather Emergency	9 Seasonal Beds
Contra Costa Health Services Homeless Program - Calli House Youth Shelter	5 Adult-Only Beds
COVID-19 FEMA - Marriott Richmond	96 Family Beds; 123 Adult-Only Beds
COVID-19 FEMA - Premier Inn	63 Adult-Only Beds
COVID-19 FEMA - Motel 6 Pittsburg	240 Adult-Only Beds
COVID-19 FEMA - Best Western Concord FEMA	11 Adult-Only Beds
COVID-19 FEMA - Best Western Concord FEMA	12 Family Beds; 130 Adult-Only Beds
Greater Richmond Interfaith Program - Emergency Shelter	31 Family Beds
Interfaith Council of Contra Costa - Winter Nights Shelter	12 Seasonal Beds
SHELTER, Inc. - Mountain View House	17 Family Beds
STAND for Families Against Violence - Emergency Shelter	4 Family Beds
Trinity Center - Trinity Winter Shelter	17 Seasonal Beds

Transitional Housing

Six transitional housing providers were available to provide services in the COH area, providing a total of 181 beds. Of the 181 transitional housing beds available in Contra Costa County, 12 beds are in Martinez. Table 25 below highlights the number of beds each of the transitional-housing providers were able to provide in 2021.

Table 25. Transitional Housing – Contra Costa County CoC	
Provider/Facility	Beds
Bay Area Rescue Mission - Women and Family Transition Housing Program	52 Family Beds
Bay Area Rescue Mission - Men's Transition Housing Program	36 Adult-Only Beds
Bi-Bett Corporation - Uilkema House	12 Adult-Only Beds
Contra Costa Health Services Homeless Program - Mary McGovern House	6 Adult-Only Beds
Contra Costa Health Services Homeless Program - Pomona Apartments	13 Adult-Only Beds
Shepherd's Gate - Shepherd's Gate	17 Family Beds; 1 Adult-Only Bed
STAND for Families Against Violence - Transitional Housing	24 Family Beds
Veterans Accession House - Veterans Accession House	20 Adult-Only Beds

Permanent Supportive Housing

In 2021, the COH area had five permanent supportive housing providers that offered the following bed counts at 16 different facilities as shown in Table 26.

Table 26. Supportive Housing – Contra Costa County CoC	
Provider/Facility	Beds
Contra Costa Health Services Homeless Program - S+C Lakeside	4 Adult-Only Beds
Contra Costa Health Services Homeless Program - Destination Home	12 Adult-Only Beds
Contra Costa Health Services Homeless Program - Ohio Street Apartments	5 Family Beds; 4 Adult-Only Beds
Contra Costa Health Services Homeless Program - Contra Costa Tenant-Based	255 Family Beds; 207 Adult-Only Beds
Contra Costa Health Services Homeless Program - Permanent Connections	10 Adult-Only Beds
Contra Costa Health Services Homeless Program - S+C Villa Vasconcellos	5 Adult-Only Beds
Contra Costa Health Services Homeless Program - HUMS Permanent Supportive Housing	19 Adult-Only Beds
Department of Veteran's Affairs - HUD-VASH	152 Family Beds; 215 Adult-Only Beds
Hope Solutions - Garden Parks Apartments	64 Family Beds
Hope Solutions - Families in Supportive Housing	75 Family Beds
Hope Solutions - ACCESS	48 Adult-Only Beds
Hope Solutions - Lakeside Apartments	33 Family Beds
Resources for Community Development - Idaho Apartments	28 Adult-Only Beds
SHELTER, Inc. - Permanent Turningpoint	41 Family Beds; 13 Adult-Only Beds
SHELTER, Inc. - Tabora Gardens	16 Adult-Only Beds
SHELTER, Inc. - Project Thrive	24 Family Beds; 12 Adult-Only Beds

Rapid Re-Housing

In 2021, the COH area had four rapid re-housing providers that offered the following bed counts at 11 different facilities as shown in Table 27.

Table 27. Rapid Re-Housing – Contra Costa County CoC	
Provider/Facility	Beds
Berkeley Food and Housing Project - Berkeley Food and Housing Service	3 Family Beds; 5 Adult-Only Beds

Table 27. Rapid Re-Housing – Contra Costa County CoC	
Hope Solutions - Probation Housing RRH Prog	24 Adult-Only Beds
Hope Solutions - TAY Rapid	11 Family Beds
Hope Solutions - Housing Works Rapid Rehousing	84 Family Beds; 7 Adult-Only Beds
Humanity Way - Jerry Rapid Rehousing Project	3 Family Beds; 7 Adult-Only Beds
SHELTER, Inc. - AB109 Rapid Rehousing	3 Adult-Only Beds
SHELTER, Inc. - Esperanza RRH	14 Family Beds; 1 Adult-Only Bed
SHELTER, Inc. - SSVF Rapid Rehousing	8 Family Beds; 19 Adult-Only Beds
SHELTER, Inc. - REACH Plus RRH for Family	46 Family Beds; 4 Adult-Only Beds

Other Permanent Housing

In 2021, the COH area had one other permanent housing provider, Resources for Community Development, that offered three family beds and thirteen adult-only beds.

Assessment of Need

Based on the available information, there is a Countywide homeless population of 2,277 persons and 2,426 available year-round beds, indicating there is not a significant demand for homeless persons Countywide. However, it is noted that the 2020 PIT Report identified only 705 sheltered homeless persons and 1,566 unsheltered homeless persons. The discrepancy between sheltered homeless persons and the County's total capacity to house homeless persons indicates a need for additional community services resources to assist and match the homeless population with the Countywide shelter and housing resources. Although there are seasonal fluctuations in bed counts, these figures demonstrate a demand for supportive housing.

At a local level, the 2020 PIT Report identified 127 unsheltered homeless persons in Martinez compared to 93 unsheltered homeless persons in 2017, representing a 37 percent increase in unsheltered homeless individuals in Martinez. Based on a review of the 2021 Housing Inventory reported to the U.S. Department of Housing and Urban Development by the COH, it appears that there are no existing emergency shelters, 12 transitional housing beds, and no permanent supportive housing units located in or provided by Martinez, indicating a demand and need for housing to assist the unsheltered homeless population in Martinez.

Information regarding housing needs of persons in need of emergency shelter is augmented through the information provided in the Community Workshop and information provided through the Community-Based Organizations, Service Providers, and Development Stakeholder Survey. Housing types needed for persons in need of emergency shelter include:

- Emergency shelter
- Transitional and supportive housing

The primary housing services needed by persons with a disability were identified as:

- Assistance with being housed in an emergency shelter
- Assistance with being housed in transitional or supportive housing
- Housing close to services (grocery stores, financial, personal, and social services, etc.)
- Assistance with addressing discrimination, legal rent or mortgage practices, tenant/landlord mediation, or other fair housing issue

To address this, Program 25 of the Housing Plan ensures the City will continue its agreement with Contra Costa County COH to provide ongoing homeless services and will continue participate in regional efforts to prevent and reduce homelessness, working cooperatively with other County jurisdictions to identify and address the needs of the homeless and at-risk population.

Zoning for Emergency Shelters, Transitional and Supportive Housing

Government Code Section 65583 requires each jurisdiction to identify one or more zoning districts where emergency shelters are allowed without a discretionary permit, such as a use permit. According to the State of California, an emergency shelter is defined (California Health and Safety Code ~~section~~ Section 50801(e)) as “housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person.” In addition, the Government Code states that transitional and supportive housing shall be considered a residential use and only subject to the restrictions that apply to other residential uses of the same type in the same zone. Transitional housing is defined (Government Code Section 65582(j) and Health and Safety Code 50675.2(h)) as “buildings configured as rental housing developments, but operated under program requirements that require for the termination of assistance and recirculation of the assisted unit to another eligible program recipient at some predetermined future point in time, which shall be no less than six months.” Supportive housing is defined (Government Code Section 65582(g) and Health and Safety Code 50675.14(b)) as “housing with no limit on length of stay, that is occupied by the target population as defined in subdivision (d) of Section 53260, and that is linked to onsite or offsite services that assist the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community.”

As discussed in Chapter II, Constraints, the Zoning Ordinance allows emergency shelters as a permitted use on sites zoned Service Commercial (SC) and Limited Industrial (LI) and allows supportive and transitional housing are subject to those restrictions that apply to other residential dwellings of the same type in the same zoning district. Recent changes to State law to allow supportive housing by-right in mixed use and multifamily zones are not addressed in the Zoning Ordinance. As discussed in more detail in Chapter 3, Constraints, Program 11 will amend the Zoning Ordinance to ensure that the City accommodates and encourages housing types that support the unhoused population and that the Zoning Ordinance addresses requirements of State law related to supportive housing and emergency shelters.

E. HOUSING STOCK CHARACTERISTICS

This section of Chapter 2 identifies the characteristics of Martinez’ physical housing stock. This includes an analysis of housing types, housing tenure, vacancy rates, housing conditions, and overcrowding.

HOUSING TYPE

As shown by Table 28, in 2000 there were 14,352 housing units in Martinez. By 2010, the number increased to 14,976 units at a rate of 4.3 percent. During this time, the number of Single-Family Detached buildings increased by 241 units resulting in a slight increase of 2.6 percent. Additionally, 2-unit to 4-unit buildings saw a significant increase (41.1 percent) ~~between~~ during the same period, resulting in 386 new units for a total of 1,325 units in 2010. From 2010 to 2019, total housing units increased to from 14,976 to 15,256, at a rate of 1.9 percent. During this same period, Single-Family Attached units saw a slight increase of 98 units or 4.6 percent.

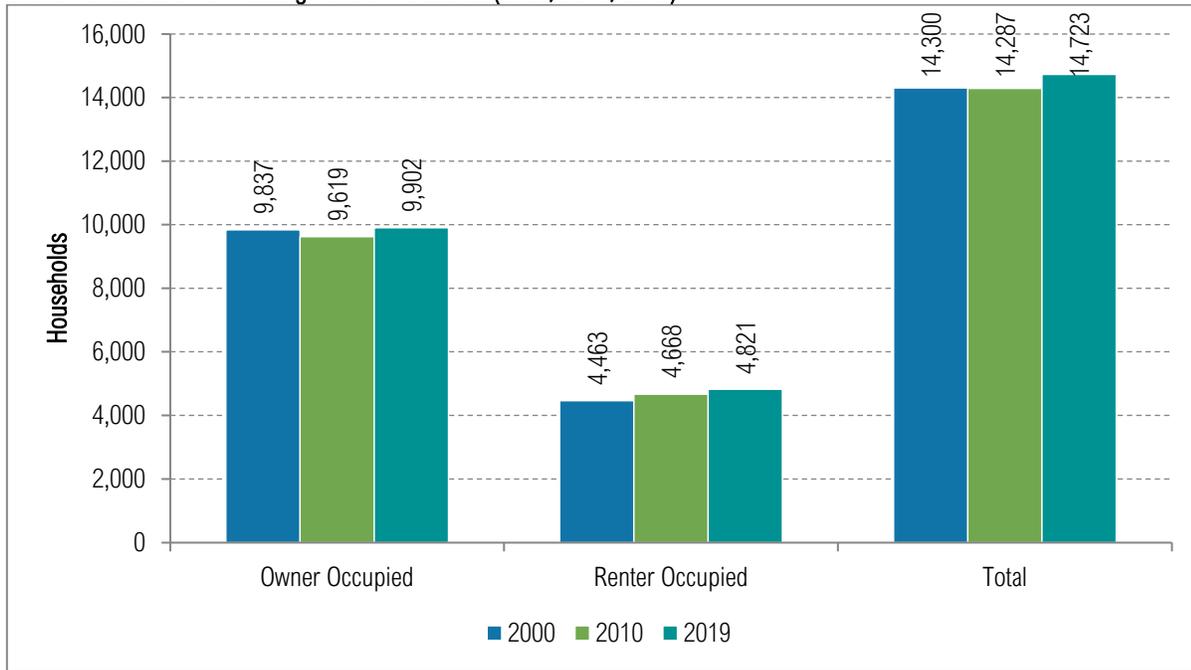
Table 28. Housing Units by Type within Martinez				
	2000	2010	2020	Change 2010-2020
Single-Family Detached	9,150	9,391	9,572	+1.9%
Single-Family Attached	2,192	2,123	2,221	+4.6%
2 to 4 Units	939	1,325	1,326	+0.1%
5+ Units	2,054	2,122	2,122	+0.0%
Mobile Homes	17	15	15	+0.0%
Total:	14,352	14,976	15,256	+1.9%

ABAG Housing Element Data Package - U.S. Census Bureau, 2000 Census; Department of Finance, E-5 Population Estimates for Cities, Counties, and the State, 2010&2020

HOUSING TENURE

Housing tenure refers to the status of occupancy of a housing unit and whether it is an owner-occupied or a rental unit. Chart 7 below compares the distribution of housing tenure in Martinez in 2000, 2010, and 2019. Of the total occupied housing units in Martinez in 2010, 67.3 percent (9,619 units) were owner-occupied households and 32.7 percent (4,668 units) were renter households. In 2019, the distribution of occupied housing units in City of Martinez remains the same, although owner-occupied housing units increased to 9,902 units and rental units increased to 4,821 units.

Chart 7. Distribution of Housing Tenure – Martinez (2000, 2010, 2019)



Source: U.S. Census Bureau, Census 2000 SF1, Table H04; U.S. Census Bureau, Census 2010 SF1, Table H04; U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25003

VACANCY RATES

The vacancy rate in a community indicates the percentage of units that are vacant and for rent/sale at any one time. It is desirable to have a vacancy rate that offers a balance between a buyer and a seller. Vacancy rates often are a key indicator of the supply of affordable housing options, both for ownership and rental purposes. Housing literature suggests that a vacancy rate in the range of two to three percent for owner-occupied housing is considered desirable while for rental housing the desirable range is five to six percent. Table 29 indicates the vacant housing stock by type in Martinez as listed in the ACS 2015-2019 5-Year Community Survey. The 2019 ACS data indicates that there were 701 vacant units (4.8 percent) in Martinez. Of the total vacant units, 84 units were classified as for Seasonal, Recreational, or Occasional Use, and 319 were classified as Other Vacant.

Table 29. Vacancy by Type in the Martinez (2019)		
Housing Type	Martinez	
	Number	Percent
Total Vacant Units	703	100.0%
For Rent	243	34.6%
For Sale	12	1.7%
For Seasonal, Recreational, Or Occasional Use	84	11.9%
Other Vacant	319	45.4%
Rented, Not Occupied	0	0.0%

Sold, Not Occupied	45	6.4%
Source: ABAG Housing Element Data Package 2 (U.S. Census Bureau, ACS 2015-2019 (B25004))		

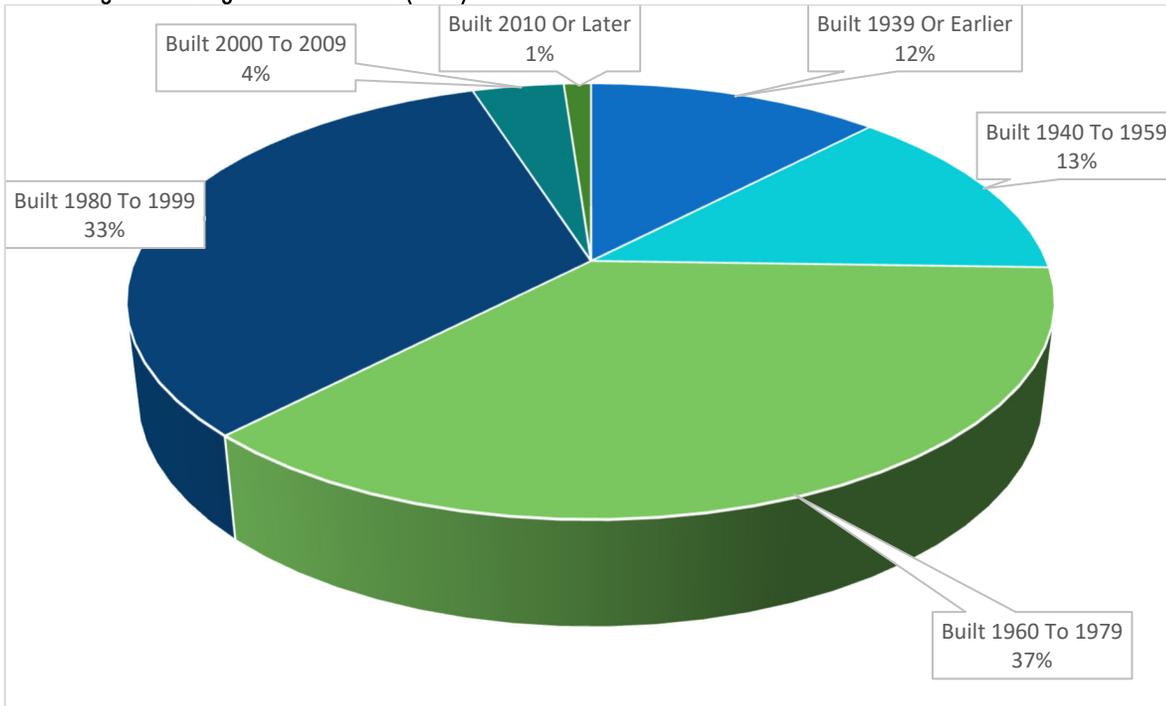
Table 30 compares the vacancy status of housing in Martinez in 2000, 2010, and 2019. Martinez showed an overall increase in vacancy rate between 2000 to 2019 from 0.7 percent to 2.6 percent. The other vacancy rate column represents the vacancy rate for all seasonal, recreational, and occasional use units, as well as all units classified as other vacant units by the ACS. It should be noted that the overall vacancy rate without all other vacant types is only 2.0 percent in Martinez, which reflects a need for both rental and owner-occupied housing production to increase the vacancy rates to the desired range of two to three percent for owner-occupied housing and five to six percent for rental housing.

Table 30. Vacancy Rates in Martinez (2000, 2010, and 2019)							
Year	Total Housing Units	Occupied Housing Units	Vacant Housing Units	Overall Vacancy Rate	Homeowner Vacancy Rate	Rental Vacancy Rate	Other Vacancy Rates
2019	15,426	14,723	703	4.6%	0.1%	1.6%	2.6%
2010	15,462	14,623	839	5.4%	0.6%	2.6%	1.4%
2000	14,597	14,300	297	2.0%	0.4%	0.6%	0.7%
Source: Source: ACS 2015-2019 (B25002 and B25004)							

HOUSING AGE AND CONDITIONS

Related to the condition of the housing stock in Martinez is the age of the housing units. Generally, structures older than 30 years begin to show signs of deterioration and require reinvestment to maintain their quality. Unless properly maintained, homes older than 50 years may require major renovation to remain in a good, livable condition. Chart 8 illustrates the age of the City’s housing stock.

Chart 8. Age of Housing Stock – Martinez (2019)



Source: US Census Bureau, ACS 2015-2019 (DP04)

Housing Conditions

In the absence of a detailed housing conditions survey, existing ACS data, building inspection staff observations, and responses to the community housing needs and priorities survey are used to identify housing conditions and related needs in the City.

Limited data is available from the ACS that can be used to infer the condition of Martinez’s housing stock. The ACS data identifies whether housing units have complete plumbing and kitchen facilities and whether units lack a source of household heat. Since only a very small percentage of all housing units in Martinez lack complete plumbing facilities or kitchen facilities (see Table 31), these indicators do not reveal any significant needs associated with housing conditions. Additionally, only 1.8 percent of housing units rely on wood fuel or do not have a heating source, which also does not reveal any significant needs associated with the housing conditions.

Table 31. Age of Martinez Housing Stock & Housing Stock Conditions		
Housing Stock Indicators	Number	Percent
Total Housing Units	15,426	100.0%
Built 1970 or earlier	6,048	39.2%
Units Lacking Complete Plumbing Facilities	11	0.1%
Units Lacking Complete Kitchen Facilities	109	0.7%
No house heating fuel or wood fuel only	167	1.1%
No Phone Service Available	123	0.8%
<i>Source: US Census ACS, 2015-2019</i>		

Since housing stock age and condition are generally correlated, one ACS variable that provides an indication of housing conditions is the age of a community’s housing stock. Most housing units in Martinez (13,539 or 87.8 percent) were built before 1990 with 39.2 percent or 6,048 units built before 1970 and 48.6 percent or 7,491 built between 1970 to 1990. Over 4.9 percent of Martinez’ housing stock was built after 2000 and another 7.3 percent was built between 1990 and 1999. The age of housing stock often indicates the potential for a unit to need rehabilitation or significant maintenance. As shown in Chart 8 on the previous page, most of the Martinez’ housing stock is more than 30 years old (approximately 87.8 percent) and a 39.2 percent is over 50 years old, meaning these units may need moderate to significant rehabilitation, including replacement or refurbishing of roofs, siding, and windows as well as interior improvements including replacing or upgrading the plumbing and electric wires and outlets.

The housing needs and priorities survey conducted by the City in 2022 addressed housing conditions, desired housing improvements, and housing challenges. Regarding housing conditions, 59 percent of Martinez residents indicated their home is in very good to excellent condition and needs minimal repairs, 20 percent indicated their home shows signs of minor deferred maintenance, 13 percent indicated that their home needs one or more modest rehabilitation improvements, 8 percent indicated their home needs one or more major upgrades, and no respondents indicated their home was dilapidated. When asked to identify desired improvements to their home, 40 percent of respondents identified exterior improvements such as roofing, painting and general home repair, 33 percent identified landscaping, and 32 percent identified heating/air conditioning, solar, and electrical upgrades. When asked about housing challenges, 17 percent of survey respondents indicated that their home is in poor condition and needs repair.

Older homes in the City often need one or two minor or moderate repairs, including re-roofing, window replacement (to increase efficiency), plumbing repair or upgrades, electrical repair or upgrades, and siding repair or replacement. Code Enforcement and Building Division staff indicate that the City’s housing stock is generally in good condition. Code Enforcement officers have identified areas within the City where numerous properties may have dilapidated roofs, peeling paint, cracked windows, broken fencing, overgrown vegetation, etc. The City’s Code Enforcement Officer identified the following areas of the City that exhibit concentrations of dilapidated units in need of repair or replacement include:

- 501-755 Missouri Street,

- 2285-2326 Saxon Street,
- 2271-2491 Yale Street, and
- 601-770 Kelley Avenue.

Based on the age of housing, observations of City staff, and input from the housing condition survey, it is estimated that approximately three percent of the City’s housing stock (463 units) is dilapidated and requires replacement or significant rehabilitation and approximately 15 percent of the stock (2,314 units) ~~are in need of~~ require one or more major repairs. Program 2 ([Affordable Housing Funding Sources](#)) in the Housing Plan requires the City to seek funding to implement its housing rehabilitation program. Program 9 in the Housing Plan prioritizes investments in areas where units that are dilapidated or in need of significant repair are concentrated.

Overcrowding

Overcrowding is a measure of the ability of existing housing to adequately accommodate residents. The U.S. Census Bureau defines overcrowding as a household that lives in a dwelling unit with an average of more than one person per room, excluding kitchens and bathrooms. A severely crowded housing unit is one occupied by 1.5 persons or more per room. Too many individuals living in housing with inadequate space and number of rooms can result in deterioration of the quality of life and the condition of the dwelling unit from overuse. Overcrowding usually results when either the costs of available housing with enough bedrooms for a family exceeds the family’s ability to afford such housing or unrelated individuals (such as students or low-wage single adult workers) share dwelling units because of high housing costs.

Overcrowded households in Martinez don’t appear to be significant compared to Contra Costa County and the Bay Area. According to the 2015-2019 ACS, overcrowding in Martinez was 2.6 percent (379 housing units), compared to 5.1 percent (20,043 housing units) in Contra Costa County, 6.9 percent (188,378 housing units) in the Bay Area. Among renters in Martinez, approximately 1.8 percent of housing units (272 housing units) were in overcrowded conditions, and 0.5 percent (80 housing units) were in severely overcrowded conditions. Among homeowners, approximately 0.7 percent of housing units (107 housing units) were in overcrowded conditions, and 0.4 percent (55 housing units) were in severely overcrowded conditions. Table 32 provides information on overcrowded housing in Martinez.

Table 32. Overcrowded Housing in Martinez (2019)		
	Units	Percent
Owner Occupied:	9,902	67.3%
0.5 or less occupants per room	7,782	52.9%
0.51 to 1 occupant per room	2,013	13.7%
1.01 to 1.5 occupants per room	52	0.4%
1.51 to 2.0 occupants per room	55	0.4%
2.01 or more occupants per room	0	0.0%
Owner Occupied Overcrowded (1.01 to 1.5)	107	0.7%
Owner Occupied Severely Overcrowded (1.51+)	55	0.4%
Renter Occupied:	4,821	32.7%
0.5 or less occupants per room	2,627	17.8%
0.51 to 1 occupant per room	1,922	13.1%
1.01 to 1.5 occupants per room	192	1.3%
1.51 to 2.0 occupants per room	80	0.5%
2.01 or more occupants per room	0	0.0%
Renter Occupied Overcrowded (1.01 to 1.5)	272	1.8%
Renter Occupied Severely Overcrowded (1.51+)	80	0.5%
Total Units	14,723	100.0%
Total Overcrowded	379	2.6%

Total Severely Overcrowded	135	0.9%
<i>Source: ABAG Housing Element Data Package – Contra Costa County (U.S. Census, 2015-2019 ACS Table B25014)</i>		

F. HOUSING COSTS AND AFFORDABILITY

HOUSING PRICES AND TRENDS

As indicated by Table 33, housing costs changed more for renters than for homeowners in Martinez through the years 2000 to 2019. From 2010 to 2019, renters saw a large rent increase of 43.9 percent while homeowners experienced a 3.9 percent increase in housing costs.

Cost Type	Year			% Change
	2010	2015	2019	2010-2019
Median Monthly Ownership cost	\$2,132	\$1,984	\$2,215	3.9%
Median Gross Rent*	\$1,201	\$1,467	\$1,728	43.9%
<i>*Not adjusted for inflation</i>				
<i>Source: U.S. Census, 2000; 2006-2010 American Community Survey Table S2503; and 2015-2019 Table DP04</i>				

Table 34 indicates median housing value for homes in Martinez. Value is defined as the amount for which property, including house and lot, would sell if it were on the market at a given point in time. As shown in Table 30, the median value for housing units in Martinez in 2001 was \$218,708 and increased in value to \$291,808 in 2010. In 2015, the median value for housing units increased to \$513,684. The median value increased by 29.6 percent from 2015 to a median home value of \$665,706 in 2020.

Location	Median Home Values*					% Change
	2001	2005	2010	2015	2020	2015-2020
City of Martinez	\$218,708	\$419,661	\$291,808	\$513,684	\$665,706	29.6%
Contra Costa County	\$328,533	\$628,720	\$372,710	\$621,458	\$772,413	24.3%
Bay Area Average	\$444,501	\$698,759	\$531,581	\$831,074	\$1,077,233	29.6%
<i>*Not adjusted for inflation</i>						
<i>Source: ABAG Housing Element Data Package (Table HSG-08)</i>						

Table 35 indicates the value of owner-occupied housing units as reported on the ACS within Martinez in 2019. Of the 10,331 owner-occupied units, there were 7,103 units (68.8 percent) valued in the \$500,000 to \$999,999 price range and 2,156 units (20.9 percent) valued in the \$500,000 to \$999,999 price range.

Value	Number of Units	% of Total
Less than \$50,000	128	1.2%
\$50,000 to \$99,000	61	0.6%
\$100,000 to \$149,999	58	0.6%
\$150,000 to \$199,999	87	0.8%
\$200,000 to \$299,999	139	1.3%

Table 35. Value of Owner-Occupied Housing Units (2019) – Martinez		
Value	Number of Units	% of Total
\$300,000 to \$499,999	2,156	20.9%
\$500,000 to \$999,999	7,103	68.8%
\$1,000,000 or more	599	5.8%
Total	10,331	100.0%

Source: U.S. Census (2015-2019 ACS Table DP04)

Single-Family Units

Table 36 indicates the median sales price of single-family residences housing units throughout Contra Costa County in June 2021 and June 2022. The City of Martinez saw the fifth least increase in median sales price compared with 24 cities/areas in Contra Costa County. The median sales price of a single-family home in Martinez in August 2022 was \$800,000 or about 4.9 percent greater than the median sales in August 2021 of \$762,500. Countywide, the median sales price increased approximately 6.3 percent, from \$800,000 in August 2021 to \$850,000 in August 2022.

Table 36. Sales Price by Jurisdiction – Contra Costa County			
City/Area	Median Sales Price 2021	Median Sales Price 2022	Percent Change
Contra Costa County	\$800,000	\$850,000	+6.3%
Alamo	\$2,680,000	\$2,800,000	+4.5%
Antioch	\$615,000	\$677,500	+10.2%
Bethel Island	\$800,000	\$1,449,000	+81.1%
Brentwood	\$800,000	\$878,000	+9.7%
Clayton	\$1,135,000	\$1,025,000	-9.7%
Concord	\$750,000	\$795,000	+6.0%
Danville	\$1,850,000	\$2,157,500	+16.6%
Discovery Bay	\$782,500	\$834,000	+6.6%
El Cerrito	\$1,125,000	\$1,310,000	+16.4%
El Sobrante	\$723,500	\$820,000	+13.3%
Hercules	\$775,000	\$855,000	+10.3%
Lafayette	\$1,835,000	\$2,032,500	+10.8%
Martinez	\$762,500	\$800,000	+4.9%
Moraga	\$1,249,500	\$1,800,000	+44.1%
Oakley	\$640,000	\$740,750	+15.7%
Orinda	\$2,105,000	\$2,343,500	+11.3%
Pinole	\$762,500	\$763,000	+0.1%
Pittsburg	\$562,500	\$655,000	+16.4%
Pleasant Hill	\$959,500	\$1,118,000	+16.5%
Richmond	\$627,000	\$660,000	+5.3%
Rodeo	\$700,000	\$707,000	+1.0%
San Pablo	\$515,000	\$670,000	+30.1%
San Ramon	\$1,395,000	\$1,715,000	+22.9%
Walnut Creek	\$997,000	\$1,167,500	+17.1%

Source: CoreLogic California Home Sale Activity, June 2022

Mobile Homes

Mobile homes offer a more affordable option for those interested in homeownership. The median value of a mobile home in Contra Costa County in 2019 was \$59,400 (US Census Bureau, ACS 2015-2019 Table B25083). Overall, there are 7,419 mobile homes in Contra Costa County in 2022 with 15 located in Martinez. (DOF, Table E-5, 1/1/2022). HCD’s Mobile Home Park search indicates that there are no mobile home parks in Martinez.

Liveaboards

There are 29 slips permitted for live-aboards at the Martinez Marina; 16 live-aboard slips are currently occupied.

HOUSING AFFORDABILITY

According to HCD and HUD, housing is considered affordable if a household spends no more than 30 percent of its income on housing. Table 37 identifies housing affordability levels, including gross rents and home purchase price, by family size based on the HCD’s 2021 *Income Limits* for Contra Costa County.

Table 37. Ability to Pay for Housing Based on Income Group/Household Size (2021) *						
Number of Persons	1	2	3	4	5	6
Extremely Low-Income Households - 30% of Median Household Income						
Income Level	\$28,800	\$32,900	\$37,000	\$41,100	\$44,400	\$47,700
Monthly Income	\$2,400	\$2,742	\$3,083	\$3,425	\$3,700	\$3,975
Max. Monthly Gross Rent**	\$720	\$823	\$925	\$1,028	\$1,110	\$1,193
Max. Purchase Price***	\$105,479	\$119,809	\$134,138	\$148,467	\$160,000	\$171,534
Very Low-Income Households - 50% of Median Household Income						
Income Level	\$47,950	\$54,800	\$61,650	\$68,500	\$74,000	\$79,500
Monthly Income	\$3,996	\$4,567	\$5,138	\$5,708	\$6,167	\$6,625
Max. Monthly Gross Rent**	\$1,199	\$1,370	\$1,541	\$1,713	\$1,850	\$1,988
Max. Purchase Price***	\$177,232	\$201,173	\$225,113	\$249,053	\$268,276	\$287,498
Low-Income Households - 80% of Median Household Income						
Income Level	\$76,750	\$87,700	\$98,650	\$109,600	\$118,400	\$127,150
Monthly Income	\$6,396	\$7,308	\$8,221	\$9,133	\$9,867	\$10,596
Max. Monthly Gross Rent**	\$1,919	\$2,193	\$2,466	\$2,740	\$2,960	\$3,179
Max. Purchase Price***	\$284,177	\$322,644	\$361,112	\$399,580	\$430,495	\$461,234
Moderate-Income Households - 120% of Median Household Income						
Income Level	\$105,500	\$120,550	\$135,650	\$150,700	\$162,750	\$174,800
Monthly Income	\$8,792	\$10,046	\$11,304	\$12,558	\$13,563	\$14,567
Max. Monthly Gross Rent**	\$2,638	\$3,014	\$3,391	\$3,768	\$4,069	\$4,370
Max. Purchase Price***	\$396,912	\$450,056	\$503,377	\$556,521	\$599,071	\$641,621
*Based on Contra Costa County FY 2021 Annual Median Income (household)						
**Assumes that 30% of income is available for either: monthly rent, including utilities; or mortgage payment, taxes, mortgage insurance, and homeowner’s insurance.						

Table 37. Ability to Pay for Housing Based on Income Group/Household Size (2021) *						
Number of Persons	1	2	3	4	5	6
<p>***Maximum affordable sales price is based on the following assumptions: 4.1% interest rate, 30-year fixed loan, Down payment: \$5,000 – extremely low, \$10,000 – very low; \$15,000 - low, \$25,000 – moderate, property tax, utilities, and homeowners' insurance as 30% of monthly housing cost (extremely low/very low), 28% of monthly housing cost (low), and 25% of monthly housing cost (moderate/above moderate). Closing costs: 3.5% (extremely low/very low), 3.0% low, and 2.5% moderate)</p> <p>Calculation Illustration for 3 Bedroom, 4-person, Low-Income Household: Annual Income Level: \$109,600 Monthly Income Level: \$109,600/12 = \$9,133 Maximum Monthly Gross Rent: \$9,133 x .0.3 = \$2,740 a. Gross monthly income = \$9,133 b. Down Payment and Closing Costs \$15,000; Closing Costs 3.0% c. Monthly housing costs \$9,133 x .0.3 = \$2,740 d. Principal and Interest plus utilities/taxes/mortgage/insurance: \$1,918 + \$822 = \$9,133 x 0.3 = \$2,740</p>						
Sources: HCD FY2021 State Income Limits, De Novo Planning Group 2022						

Overpayment

A household is overpaying for housing (or cost burdened) if it spends more than 30 percent of its gross income on housing. ~~Severe~~ A severe housing cost burden occurs when a household pays more than 50 percent of its income on housing. The prevalence of overpayment varies significantly by income, tenure, household type, and household size. Table 10 identifies overpayment levels by income range. As shown in Table 10, approximately, 31.6 percent of all households in Martinez overpaid for housing. Renters were more likely to overpay than homeowners; 43.4 percent of renter households paid more than 30 percent of their income for housing. Of the 4,675 Martinez households overpaying for housing, 2,170 were renter households, and 2,505 were owner households.

In general, overpayment disproportionately affects lower income households; 68.5 percent of lower-income households (0-80 percent of AMI) and 75.4 percent of extremely low-income households (0-30 percent of AMI) - paid more than 30 percent of their income for housing.

Affordability - Renters

Table 38 identifies the Fair Market Rent (FMR) for Contra Costa County in 2021 and 2022 as determined by HUD. HUD determines the FMR for an area based on the amount that would be needed to pay the rent (and utilities) for suitable privately-owned rental housing. HUD uses FMRs for a variety of purposes, such as determining the rental prices and subsidy amounts for units and households participating in various Section 8/Housing Choice Voucher assistance programs.

Table 38. HUD Fair Market Rents Contra Costa County (2021, 2022)		
Bedrooms in Unit	Fair Market Rent ("FMR") 2021	Fair Market Rent ("FMR") 2022
Studio	\$1,595	\$1,538
1 Bedroom	\$1,934	\$1,854
2 Bedrooms	\$2,383	\$2,274
3 Bedrooms	\$3,196	\$3,006
4 Bedrooms	\$3,863	\$3,578
Source: HUD 2022/2021 FMR Contra Costa County		

There were 26 rental listings posted on Zillow.com in August 2022, including 11 two-bedroom apartments between \$1,750 and \$3,468, five three-bedroom apartments or houses between \$2,995 and \$3,490, and six three-bedroom apartments or houses between \$3,295 and \$3,995 a month, most of which are around the 2022 FMR. The average monthly rent in mid-2022 was \$2,881.

Table 39 identifies the recent homes listed for rent in Martinez, including type of housing unit and whether the rental unit is affordable to lower income households. The affordability of the recent homes is based on the maximum monthly rent identified in Table 37.

Table 39. Martinez Rent Affordability (2021) ¹						
Address and Type of Unit	Bed	Bath	Listed Rent	Affordable to ² :		
				Extremely Low Incomes	Very Low Incomes	Low Incomes
233 Escobar Street #233 - Apartment	1	1	\$1,625	No	Families of 2+	Families of 1+
1040 Delacy Avenue Unit B - Townhouse	2	1	\$2,195	No	Families of 4+	Families of 1+
729 Mellus Steet - Single Family Residence	1	1	\$1,795	No	Families of 2+	Families of 1+
4 Benita Way #B-C Apartment	1	1	\$1,450	Families of 5+	Families of 1+	Families of 1+
2259 Yellowstone Drive - Single Family Residence	4	2	\$3,400	No	No	Families of 4+
5003 Hiller Lane - Townhouse	3	2.5	\$2,995	No	No	Families of 3+
67 Green Street - Single Family Residence	3	1.5	\$3,350	No	No	Families of 4+
4528 Actriz Place - Single Family Residence	4	3	\$3,845	No	No	Families of 5+
2341 Banbury Loop - Single Family Residence	3	3	\$3,490	No	No	Families of 4+
901 Veterans Drive - Townhouse	2	1.5	\$2,350	No	Families of 5+	Families of 1+
901 Country Run Drive - Single Family Residence	3	2.5	\$3,100	No	No	Families of 3+
244 Via El Dorado Lane - Townhouse	3	2	\$3,300	No	No	Families of 4+
337 Orchard View Avenue - Single Family Residence	4	2.5	\$3,800	No	No	Families of 5+
412 Mellus Street #6 - Apartment	1	1	\$1,975	No	Families of 3+	Families of 1+
1910 Redwood Dr - Single Family Residence	4	2	\$3,295	No	No	Families of 4+
225 Hidden Creek Court - Apartment	2	3	\$3,300	No	No	Families of 4+
430 Mill Road - Apartment	2	2	\$2,600	No	Families of 6+	Families of 2+
2010 Fries Court - Single Family Residence	4	3	\$3,995	No	No	Families of 6+

¹This table includes rental listings posted on Zillow.com in August 2022.
²Affordability is based on affordable home purchase prices amounts by income level and household size identified in Table 34
Source: Zillow.com

As shown in Table 33, the median gross rent in Martinez was \$1,728 in 2019, an increase of 43.9 percent from 2015. Standard management practices require that a household have three times their rent in income. Under this scenario, a household would need to earn approximately ~~to earn~~ \$5,760 per month or \$69,120 per year to afford the average 2019 rental price in Martinez. Therefore, for households of one person, the average 2019/2020 rents in Martinez and currently available rental housing on Zillow.com would be unaffordable to the extremely low- (< \$28,800 per year) and very low-income (\$28,800 - \$47,950 per year) households, but would be affordable to some low-income (\$47,950 - \$76,750 per year) and moderate-income (\$76,750 - \$105,500) households.

Affordability - Homeowners

As shown in Table 34, the median home value in Martinez was \$665,706 in 2020, which was a 29.6 percent increase from \$513,684 in 2015. Recent median sales data in Table 36 shows that the median sales price in Martinez experienced a 4.9 percent increase from 2020 to 2021, increasing from \$762,500 to \$800,000. Reviewing the median sales data in Table 36 along with the affordable home purchase price amounts by income level and household size in Table 37 indicates that median home sales prices in Martinez are not affordable to lower income households but some moderate-income households.

Chart 9 identifies housing list prices trends in Martinez, showing significant increases in the median home price in recent years.

Chart 9. Housing Price Trends in Martinez



Source: <https://www.movoto.com>, January 2023

According to Zillow.com as of August 2022, there were 24 two-bedroom housing units for sale in Martinez listed from \$169,800 to \$1,097,000, 35 three-bedroom housing units listed from \$179,900 to \$1,700,000, and 16 four-bedroom housing units listed from \$639,000 to \$1,128,000. Comparing the current listing prices to Table 34 it appears that these single-family homes in Martinez are not affordable to most lower-income households. A review of recent sale data for housing in Martinez reveals that among 20 housing units sold in August 2022, 18 were below the median sale price of \$800,000, but only one of them was affordable to low-income households and none of them was available to very low-income households. Table 40 identifies the recent homes sold in Martinez, type of housing unit, and the level of affordability of homes in the lower price range. The affordability of the recent homes is based on affordable home purchase prices identified in Table 37.

Table 40. Martinez Homes Affordability (2021)						
Address and Type of Unit	Bed / Bath	Sold Price	Sale Date	Affordable to ¹ :		
				Extremely Low Income	Very Low Income	Low Income
121 Begonia Court Single Family Residence	3/2	\$800,000	08/29/22	No	No	No
4822 Starflower Drive Townhouse	3/2	\$715,000	08/29/22	No	No	No
449 Lassen Drive Single Family Residence	3/2	\$775,000	08/26/22	No	No	No
2818 McClellan Court Single Family Residence	3/3	\$750,000	08/26/22	No	No	No

Table 40. Martinez Homes Affordability (2021)						
Address and Type of Unit	Bed / Bath	Sold Price	Sale Date	Affordable to ¹ :		
				Extremely Low Income	Very Low Income	Low Income
4197 Rita Drive Single Family Residence	3/1	\$550,000	08/26/22	No	No	No
324 Avenida Flores Mobile Home	2/2	\$320,000	08/24/22	No	No	Families of 2+
2410 Morello Heights Circle Single Family Residence	3/2	\$675,000	08/24/22	No	No	No
1202 Plaza Drive Single Family Residence	4/2	\$780,000	08/23/22	No	No	No
320 Greenway Drive Single Family Residence	3/2	\$760,000	08/23/22	No	No	No
810 Center Avenue Townhouse	3/3	\$575,000	08/22/22	No	No	No
331 Escobar Street Single Family Residence	4/2	\$580,000	08/22/22	No	No	No
5266 Alhambra Valley Road Single Family Residence	3/4	\$1,650,000	08/19/22	No	No	No
1135 Brown Street Single Family Residence	2/1	\$715,000	08/19/22	No	No	No
564 Falling Star Drive Single Family Residence	3/3	\$790,000	08/19/22	No	No	No
513 Falling Star Drive Single Family Residence	3/3	\$753,000	08/19/22	No	No	No
1071 Veale Avenue Single Family Residence	5/3	\$800,000	08/18/22	No	No	No
52 Temple Court Single Family Residence	3/2	\$670,000	08/16/22	No	No	No
143 Mount Kennedy Drive Single Family Residence	4/3	\$1,385,000	08/16/22	No	No	No
640 Fig Tree Lane Condominium	2/2	\$510,000	08/16/22	No	No	No
313 Eastgate Lane Condominium	2/2	\$505,000	08/16/22	No	No	No
<i>¹Affordability is based on affordable home purchase prices amounts by income level and household size identified in Table 34</i>						
<i>Source: Zillow.com</i>						

As indicated by Table 40, extremely low, very-low, low, and moderate-income households regardless of household size cannot afford typical sales prices in Martinez. As shown in Table 37, among 20 housing units sold in Martinez in August 2022, there is only one housing unit affordable to low-income households and no housing units affordable to extremely low- or very low-income households. Overall, mobile homes offer the more affordable alternatives for these income groups. Also, new manufactured homes on vacant lots can provide another more affordable solution.

ASSISTED HOUSING

Contra Costa Housing Authority

Martinez and the entirety of Contra Costa County are served by the Housing Authority of Contra Costa County (“HACCC”). HACCC is a public corporation authorized to provide rental subsidies and manages and develops affordable housing for low-income families, seniors, and persons with disabilities in Contra Costa County. In Martinez, HACCC owns and administers two public housing properties: Alhambra Terrace, with 50 units including three units for persons with a disability, and Hacienda with 50 units including two for persons with a disability. HACCC also administers Project-Based Vouchers (“PBVs”) for two properties in Martinez: Berrellesa Palms, with 48 units for senior households, and Riverhouse Hotel, with 18 units. HACCC is based in Martinez, with its office at 3133 Estudillo Street.

Assisted Housing At-Risk of Conversion

Government Code Section 65583(a)(8) requires that a housing element shall contain an analysis of existing assisted housing developments, which are defined as multifamily rental housing that receives governmental assistance, and identify any assisted housing developments that are eligible to change from lower-income housing uses during the next ten years due to termination of subsidy contracts, mortgage prepayment, or expiration of restrictions on use. Assisted housing development means multifamily rental housing that receives governmental assistance under federal programs listed in subdivision (a) of Section 65863.10, State and local multifamily revenue bond programs, local redevelopment programs, the federal Community Development Block Grant (“CDBG”) Program, or local in-lieu fees.

The analysis shall include a listing of each development by project name and address, the type of governmental assistance received, the earliest possible date of change from lower-income use, and the total number of elderly and non-elderly units that could be lost from the locality’s lower-income housing stock in each year during the ten-year period.

Units at risk of conversion are those that may have their subsidized contracts terminated (“opt out”) or that may “prepay” the mortgage, thus terminating the rental restrictions that keep the unit affordable to lower income tenants. There are several reasons why the property owner may choose to convert a government-assisted unit to a market-rate unit, including a determination that the unit(s) can be operated more profitably as a market-rate development; difficulties in dealing with HUD oversight and changing program rules; the depletion of tax advantages available to the owner; and the desire to roll over the investment into a new property.

According to California Housing Partnership, there are three subsidized projects located in Martinez. Table 41 identifies the total and subsidized units, type of project, the subsidy program that is in place for these projects, and the likelihood of the development to convert to market-rate units that would not aid lower-income residents.

Table 41. Summary of Assisted Housing Developments					
Project/Address	Total Units	Subsidized Units	Type	Source	Risk of Conversion
Berrellesa Palms 301 Berrellesa Street	49	48	Seniors	4% LIHTC	1/4/2068
Emerson Arms 326 Ward Street	32	32	Family	HUD Preservation	7/31/2041
Riverhouse Hotel 700 Alhambra	75	74	Seniors	9% LIHTC	2/01/2048
<i>Source: Affordable Housing Map & Benefits Calculator, California Housing Partnership</i>					

Martinez takes an active and supportive role in the preservation of assisted rental housing. The cost of conserving assisted units is significantly less than the cost required to replace units through new construction. Conservation of assisted units generally requires rehabilitation of the aging structure and re-structuring the finances to maintain a low debt service and legally restrict rents. Construction costs, land prices and land availability are generally the limiting factors to development of affordable housing, it is estimated that subsidizing rents to preserve assisted housing is more feasible and economical than new construction.

Cost Analysis. State Housing Element law requires that all Housing Elements include additional information regarding the conversion of existing, assisted housing developments to other non-low income uses (Statutes of 1989, Chapter 1452). This was the result of concern that many affordable housing developments would have affordability restrictions lifted when their government financing was soon to expire or could be pre-paid. Without the sanctions imposed due to financing restrictions, affordability of the units could no longer be assured.

To provide a cost analysis of preserving “at-risk” units, costs must be determined for rehabilitation, new construction, or tenant-based rental assistance. The following costs anticipate rehabilitation, construction, or rental assistance of unit sizes comparable to those in the City’s existing affordable housing projects, which primarily have one- and two-bedroom units. There are a variety of funding sources for housing construction and rehabilitation, as well as preservation of assisted uses.

1. *Rehabilitation* – The primary factors used to analyze the cost of preserving low-income housing include acquisition, rehabilitation, and financing. Actual acquisition costs depend on several variables such as condition, size, location, existing financing, and availability of financing (governmental and market). Table 42 presents the estimated per unit preservation costs for the City of Martinez. This option would result in a cost of \$17,940,000 million for a 48-unit project, or \$373,350 per unit.

Table 42. Rehabilitation Costs	
Fee/Cost Type	Cost Per Unit
Acquisition ¹	\$225,000
Rehabilitation	\$100,000
Financing/Other (15% of Costs)	\$48,750
Total Per Unit Cost	\$373,750
¹ 1211 Escobar Street (6-unit apartment project) sold for \$1,350,000 (1/4/22)	
Source: De Novo Planning Group, 2022	

2. *New Construction/Replacement* – The high cost of land and construction makes affordable housing development in Martinez difficult without substantial subsidy. Projects tend to be small in scale due to the parcel sizes in [the City of Martinez](#) and the developed nature of the community. Small projects are not competitive for many State funding sources and are not able to benefit from economies of scale. This results in higher development costs per unit, and it also results in higher ongoing management costs per rental unit. While there have not been recent affordable housing projects in Martinez that have been constructed, an example of high development costs is the most recent LIHTC new construction projects in Contra Costa County – the 100-unit Alves Lane Apartments. This project totaled \$58,441,783, or \$584,442 per unit, based on information from TCAC application 22-479.
3. *Tenant-Based Rental Assistance* – This type of preservation largely depends on the income of the family, the shelter costs of the apartment, and the number of years the assistance is provided. If the very low-income family that requires rental assistance earns \$45,720 (approximately 40 percent of median income for a two-person household), then that family could afford approximately \$1,143 per month for shelter costs. According to the ACS 5-Year Estimates 2015-2019, the median gross rent in the City of Martinez for one- and two-bedroom units was \$2,161 in 2022. The difference between these figures would result in necessary monthly assistance of \$1,018 a month or \$12,216 per year per unit/household. For comparison purposes, typical affordable housing developments carry an affordability term of at least 55 years, which would bring the total cost to \$671,880 per household.

Summary. As demonstrated above, the most cost-effective approach is to acquire and rehabilitate units, which would cost approximately \$17,940,000. Providing rental assistance for a 55-year period is the most expensive approach, which would cost approximately \$32,250,240. New construction of units is less expensive than providing rental assistance but more expensive than acquiring and rehabilitating units, which would cost approximately \$28,053,216 for a multifamily development. It is noted that these

costs do not reflect potential costs savings associated with various federal and State housing grant and loan programs, discussed below under Resources.

Qualified Entities

HCD maintains a list of entities qualified to acquire and manage assisted housing developments at-risk of conversion. The list, including contact details for qualified entities, is available at: <https://www.hcd.ca.gov/policy-and-research/preserving-existing-affordable-housing>

Qualified entities for Contra Costa County include:

- ACLC Dewey Housing, Inc.
- Affordable Housing Associates
- Alameda County Allied Housing Program
- Anka Behavioral Health
- City of Walnut Creek
- Community Housing Development Corp.
- East Bay Asian Local Development Corporation
- East Bay NHS
- Eskaton Properties Inc.
- L + M Fund Management LLC
- Neighborhood Housing Services of the East Bay
- Northern California Land Trust, Inc.
- Pacific Community Services, Inc.
- ROEM Development Corporation
- Rubicon Programs, Inc.
- Rural California Housing Corp
- Satellite Housing Inc.

G. PROJECTED HOUSING NEEDS

California law requires each city and county to develop local programs within their housing element to meet their “fair share” of existing and future housing needs for all income groups, as determined by HCD and regional councils of government. The RHNA is a State-mandated process devised to distribute planning responsibility for housing need throughout the State of California. Chapter IV discusses the City’s ability to accommodate the RHNA through approved projects and vacant and underdeveloped sites suitable for residential development. The RHNA for Martinez, as shown by Table 43 below, is allocated by ABAG to address existing and future needs for the 2023 to 2031 planning period.

Table 43. Regional Housing Needs Allocation – Martinez (2023–2031 Planning Period)			
Income Group	Income Range ¹ (Family of Three)	Affordable Monthly Housing Costs ²	Martinez Regional Share (units)
Extremely Low: <30% AMI ³	< \$37,000	< \$925	175
Very Low: 30-50% AMI	\$37,000 - \$61,650	\$925 - \$1,541	175
Low: 50-80% AMI	\$61,650 - \$98,650	\$1,541 - \$2,466	201
Moderate: 80-120% AMI	\$98,650 - \$135,650	\$2,466 - \$3,391	221
Above Moderate: 120 + AMI	\$135,650 +	\$3,391+	573
Total	n/a	n/a	1,345

¹HCD has established these income limits for Contra Costa County for 2021.
²In determining how much families at each of these income levels should pay for housing, HCD considers housing “affordable” if the amount of rent or total ownership cost (principal, interest, taxes, and insurance) paid does not exceed 30% of gross household income.

³50% of the City's very low-income housing needs are for extremely low-income households, which are defined as those families earning less than 30% of median income.

Source: ABAG Housing Element Data Package – Contra Costa County; HCD 2021 State Income Levels

3. HOUSING CONSTRAINTS

Constraints to housing development are defined as government measures or non-governmental conditions that limit the amount or timing of residential development.

Government regulations can potentially constrain the supply of housing available in a community if the regulations limit the opportunities to develop housing, impose requirements that unnecessarily increase the cost to develop housing, or make the development process so arduous as to discourage housing developers. State law requires housing elements to contain an analysis of the governmental constraints on housing maintenance, improvement, and development (Government Code Section 65583(a)(4)). Martinez is undertaking many changes to its Zoning Ordinance as part of its work program to implement this Housing Element and is also addressing potential constraints identified during the preparation of this Housing Element.

Non-governmental constraints (required to be analyzed under Government Code Section 65583(a)(5)) cover land prices, construction costs, and financing. While local governments cannot control prices or costs, identification of these constraints can help Martinez in formulating housing programs.

This Chapter addresses these potential constraints and their effects on the supply of affordable housing.

A. ~~GOVERNMENTAL AND ENVIRONMENTAL~~ CONSTRAINTS

Martinez's policies and regulations play an important role in protecting the public's health, safety, and welfare. However, governmental policies and regulations can act as constraints affecting both the amount of residential development that occurs and housing affordability. State law requires housing elements to "address and where appropriate and legally possible, remove governmental constraints to the maintenance, improvement, and development of housing" (Government Code Section 65583).

Therefore, the City is required to review its regulations to ensure there are no unnecessary restrictions on the operation of the housing market. If the City determines a policy or regulation results in excessive constraints, the City must attempt to identify what steps can be taken to remove or minimize obstacles to affordable residential development. Martinez's primary policies and regulations that affect residential development and housing affordability are land use controls; development processing procedures, fees, and improvement requirements; and building and housing codes and enforcement.

The governmental constraints analysis focuses on factors that are within the City's control, not on state, federal, or other governmental policies or regulations that the City cannot affect or modify. There are many such policies and regulations that could affect the City's ability to meet future housing needs and secure adequate funding to construct very low- and low-income housing. Following are other governmental constraints:

- Land use and environmental policies and regulations that could limit the City's ability to designate land in its planning area for future residential development. Examples include agricultural open space and natural habitat preservation, protection of endangered species, and flood control.
- Fiscal and financial constraints related to regional, state, or federal funding for housing, transportation, infrastructure, and services needed to support new residential development.
- State and federal requirements that add to the cost of constructing affordable housing, when public funds are used (such as so called "prevailing wage" requirements).
- Construction codes and regulations that the City must follow for new residential construction that could restrict the use of cost-saving techniques or materials.

1. LAND USE CONTROLS

Land use controls guide local growth and development. Martinez applies land use controls through its General Plan, Zoning Ordinance, and supplemental planning documents. All residential land use classifications pose a constraint on residential development in the sense that various conditions, building requirements, and limitations restrict a pure free market ability to construct housing. Land use regulations also have the potential of adding costs to construction, which indirectly may constrain housing. These impacts are measured against the general health and public safety served in the adoption of such regulations. Standards have been determined by the City to establish minimum constraints to provide for adequate separation of buildings for fire protection, air and light between structures, and the intensity of development. Implementation of these standards has not resulted in a serious constraint in providing housing to households of various income levels.

General Plan Land Use Designations

By definition, local land use controls constrain housing development by restricting housing to certain sections of the City of Martinez and by limiting the number of housing units that can be built on a given parcel of land. In 2022, the City of Martinez adopted a comprehensive update of its entire General Plan, except the Housing Element. The General Plan 2035 is committed to responsible development aligned within natural resource limitations, providing a diversity of housing that is available and affordable to residents and the local workforce (Goals LU-G-1 and OSC-G-14, and Measures LU-I-1.1a, LU-I-2.2b, LU-I-6.1c). In furtherance of this goal, the General Plan identified additional sites for multifamily housing and increased opportunities for residential growth densities in areas planned for multifamily and mixed-use development. As shown in Table 44, the land use designations in the General Plan 2035 provide for a wide range of residential development types and densities.

Table 44: Residential General Plan Land Use Designations Density, and Intensity		
Land Use Designation	Density	FAR
<p><u>Downtown Core (DC)</u> This designation is intended for the mixed-use areas at the center of Downtown, with an emphasis on a pedestrian-scale mixture of residential, specialty commercial, tourist, restaurants, cultural, and civic uses. It promotes a mix of residential and commercial uses where ground floor commercial uses are enhanced with residential uses above creating a vibrant commercial core. In addition to rehabilitation and adaptive reuse of historic buildings, development in this area should emphasize new and infill construction that is compatible with the historic structures that give Downtown its unique identity. This area is part of the Downtown Specific Plan area.</p>	29.0 to 43.0	2.0 to 4.0
<p><u>Downtown Government (DG)</u> This designation is intended for the two Downtown areas with government facilities. The eastern area consists of existing federal, State, and county facilities centered at Court and Pine Streets at Main Street and is designated as “Civic” in the Downtown Specific Plan. The core of this designation is the County and State court campus, and the intent of this designation is to provide a center for the existing functions and future expansion of the Contra Costa County government, including administrative, judicial, and correctional facilities and federal, State and local civic facilities. The northern area consists of the Intermodal Transit Station (Amtrak station) at Marina Vista on the south side of the railroad tracks, and the intermodal parking lot on the north side of the tracks connected by a pedestrian bridge. This area is designated as “Downtown Core” and “North Downtown Shoreline” in the Downtown Specific Plan.</p>	29.0 to 43.0	3.0 to 4.0
<p><u>Downtown Shoreline (DS)</u> This designation is intended to guide the transformation of a primarily industrial and service commercial area in the northwesterly portion of Downtown into a predominantly residential neighborhood, with the potential for waterfront oriented commercial uses (such as restaurants and hotels) and limited neighborhood serving commercial uses. The prior</p>	17.0 to 35.0	2.0 to 4.0

Table 44: Residential General Plan Land Use Designations Density, and Intensity		
Land Use Designation	Density	FAR
General Plan land use designation was Study Area. The Downtown Shoreline designation removes the Study Area designation and establishes a new land use designation for the General Plan that is consistent with the Downtown Martinez Specific Plan. Although currently zoned Industrial, industrial uses are no longer consistent with this designation, and they may remain as set forth in the City’s non-conforming use ordinance.		
<u>Downtown Transition (DT)</u> This designation is intended to maintain the character of this traditionally mixed-use area immediately south of the areas designated “Downtown Core” and “Downtown Government”, and north of the residential neighborhoods beyond. This area will continue to contain small scale and locally serving service commercial uses, as well as office and residential uses. New development is envisioned to be primarily multifamily residential. This area spans two land use categories in the Downtown Martinez Specific Plan: “Downtown Core” and “Downtown Neighborhood”.	19.0 to 30.0	Up to 1.5
<u>Residential Very Low (RVL)</u> This designation is typified by the rural residential neighborhoods that were developed under the County’s jurisdiction, such as Muir Oaks and Franklin Canyon. Development within these areas is limited to single-family homes and related accessory uses that have low intensity characteristics.	Up to 1.0	Up to 0.25
<u>Residential Low (RL)</u> This designation is the single most predominant land use within the City’s jurisdiction. This designation allows single-family homes, semi-rural neighborhoods developed under the County’s jurisdiction, and neighborhoods of custom and semi-custom homes, on subdivision lots typically ranging from 5,000 square feet to 20,000 square feet. Paired and attached single family housing units may be possible as part of a planned unit development with common open space areas. Very limited non-residential uses are supported within this designation, subject to the applicable zoning regulations.	1.1 to 6.0	Up to 0.2
<u>Residential Medium (RM)</u> This designation allows for “small lot/cluster” single-family residential within planned unit developments and townhomes and other multifamily housing. Very limited non-residential uses are supported within this designation, subject to the applicable zoning regulations.	6.1 to 12.0	Up to 0.25
<u>Residential High (RH)</u> This designation allows for townhomes and other multifamily housing, such as apartments and condominiums units. Very limited non-residential uses are supported within this designation, subject to the applicable zoning regulations.	12.1 to 20.0	Up to 0.25
<u>Residential Very High (RVH)</u> This designation allows for multifamily housing, such as apartments and condominiums units, at a higher density. Very limited non-residential uses are supported within this designation, subject to the applicable zoning regulations.	20.1 to 30.0	Up to 0.25
<u>Central Residential Low-A (CRL-A)</u> This designation is intended to continue the established character of this portion of the Central Residential area’s pre-World War II (“WWII”) hillside residential areas, where streets are generally steep and winding, and home placement was largely dictated by the steep topography. New development is limited to new single-family dwellings on the few remaining vacant lots.	Up to 6.0	Up to 0.4

Table 44: Residential General Plan Land Use Designations Density, and Intensity		
Land Use Designation	Density	FAR
<p><u>Central Residential Low-B (CRL-B)</u> This designation is intended to maintain the established single-family character of the Central Residential area’s outlying neighborhoods, where most all homes were built prior to WWII or as part of subsequent pre-WWII subdivisions.</p>	Up to 9.0	Up to 0.4
<p><u>Central Residential Low-C (CRL-C)</u> This designation is the largest in area of the three “Central Residential Mixed Single-Family and Multifamily” designations. The designation most typifies the traditional pattern of development in the area, with single family homes on the 5,000-square-foot interior lots and either duplexes or individual “split lots” (2,500 s.f. each) at the 5,000-square-foot corner lots. This designation encourages the continuation of adding new contextually appropriate single-family and duplex in-fill housing.</p>	Up to 17.0	Up to 0.4
<p><u>Central Residential Medium (CRM)</u> This designation applies to the residential areas closer to Martinez City Hall and the Downtown. The areas with this designation are the most eclectic of the “Central Residential Mixed Single-Family and Multifamily” designations. Single-family homes, duplexes, and apartments buildings are interspersed throughout these areas. As with all three “Central Residential Mixed Single-Family and Multifamily” designations, it is at the corner and relatively larger lots where a higher density building can most effectively be integrated into what was historically a single-family context. Many of the existing houses and apartment buildings in the areas with this designation are in a poor state of repair; therefore, rehabilitation and/or new construction is very desirable. While the retention and addition of new single-family homes is permitted, this designation encourages the construction of new duplexes and multifamily buildings on suitable sites.</p>	Up to 30.0	Up to 0.4
<p><u>Central Residential High (CRH)</u> This designation includes the residential areas closest to the Downtown and is envisioned to have the highest housing density of the three “Central Residential Mixed Single-Family and Multifamily” land use designations.</p>	Up to 35.0	Up to 0.4
<p><u>Alhambra Valley Estate Residential – Very Low (AV-ERVL)</u> The primary land use envisioned for this designation is detached single-family homes on lots typically one acre or larger, with the keeping of a limited number of livestock, consistent with a rural or semi-rural lifestyle.</p>	Up to 1.0	Up to 0.2
<p><u>Alhambra Valley Estate Residential – Low (AV-ERL)</u> The primary land use envisioned for this designation is single-family homes on lots typically one-half acre or larger.</p>	1.1 to 2.0	Up to 0.2
<p><u>Alhambra Valley Agricultural Lands (AV-AL)</u> The only area within the city limits with an agricultural land use designation is the western hills area designated “Alhambra Valley Agricultural Lands (AV-AL)”. This land use designation includes privately owned rural lands, generally in hilly areas that are used for grazing livestock or dry grain farming. The primary purposes of the “Alhambra Valley Agricultural Lands” designation are to: a) preserve and protect lands capable of and generally used to produce food, fiber and plant materials; and b) provide opportunities for rural residential single-family homes.</p>	5 acres/du	Up to 0.1

Table 44: Residential General Plan Land Use Designations Density, and Intensity		
Land Use Designation	Density	FAR
<u>General Commercial (GC)</u> This land use designation is applied to areas appropriate for a broad range of retail, service, amusement, wholesale, and office uses. Areas with this designation include the City’s two aging commercial strips: Alhambra Avenue (between F Street and State Route 4); and Pacheco Boulevard (between Palm Avenue and Interstate 680). Residential use is allowed on upper floors subject to the applicable zoning regulations.	Up to 30.0	Up to 1.0
<u>Neighborhood Commercial (CN)</u> This designation is intended for retail and other services which meet the day-to-day needs of residents. Allowed uses include businesses typically found in convenience and neighborhood shopping centers. Residential uses are allowed on upper floors subject to the applicable zoning regulations.	Up to 9.0	Up to 0.5
Source: City of Martinez General Plan 2035		

Zoning Ordinance

The City of Martinez Zoning Ordinance has 15 residential base districts, one downtown overlay district, and four non-residential districts that allow residential uses. Table 45 presents development standards for these districts including minimum lot area, maximum coverage/floor area, minimum setbacks, and maximum height. In addition to the residential and mixed-use districts, residential development is accommodated in several of the City’s commercial and industrial districts as shown in Tables 43 and 50.

Development Standards

Development standards directly shape the form and intensity of residential development by providing controls over land use, heights and volumes of buildings, open space on a site, etc. Site development standards also ensure a quality living environment for all household groups in the City, including special needs groups such as lower income households and senior citizens.

The Zoning Ordinance contains specific development standards for each zoning district, which vary slightly depending on the specific Planning Area where the development is proposed. In addition, the Zoning Ordinance provides different development standards for residential infill/addition projects and residential subdivision projects. Table 45 shows the allowed densities, minimum lot sizes, and [floor area ratios](#) [maximum site coverage](#) (~~FAR~~) of the various residential zoning districts and commercial zones that allow residential uses within the City. For comparison, Table 45A shows the development standards for a typical medium-density residential zoning district in the surrounding cities relative to Martinez’s R-2.5 zone.

Overall, the City’s setback requirements are comparable to other communities throughout the region and do not constrain the permitted uses and densities.

The City’s height limits require that in most zoning districts no residential structure can have more than two stories or exceed 25 feet in height as measured from natural grade. Exceptions to this 25-foot height maximum allow three stories for multifamily structures up to 30-feet in the R-1.5 district, if designed with two floors over ground level or submerged parking, three stories or 40 feet in the Downtown Core and Downtown Shoreline areas of the Downtown Specific Plan (except development at the R-2.5 densities in the Downtown Shoreline area is limited to 30 feet or two stories), and for Planning Commission approval of taller buildings with a conditional use permit. The predominant 25-foot, two-story height limit for the zoning districts allowing multifamily residential development represents a potential constraint for multifamily projects.

Structure size is mainly regulated by site coverage maximums specific to each residential zoning district as shown below. The City also imposes a maximum floor area ratio (“FAR”) of 0.30 for homes located on substandard hillside lots (i.e., lots that are non-conforming to either the base zoning or slope-density standards for minimum site area required) and where the natural

slope of the site under the proposed home exceeds 20 percent. No other FAR standards are applied by the Zoning Ordinance. However, General Plan 2035 establishes FAR standards to ensure that development can be accommodated at planned densities. While the City's site coverage and building height requirements do not constrain the densities permitted by the Zoning Ordinance, they would constrain projects requesting a density bonus, particularly projects that include two-bedroom or larger units in the R-1.5 and R-2.5 districts that request a density bonus more than 60 percent. This is demonstrated by the maximum average unit size of 751 s.f. that would be accommodated in a two-story building over a floor of parking in the R-1.5 district, using the following calculation: $43,560 \text{ s.f.} \times 0.4 \text{ site coverage} \times 2 \text{ stories} / 46.4 \text{ units per acre (base + 60 percent density bonus)}$. Similarly, in the R-2.5 district, the maximum unit size for a project with a 60 percent density bonus would be approximately 782 s.f. based on the following calculation: $43,560 \text{ s.f.} \times 0.25 \text{ site coverage (assumes 0.1 of the allowed 0.35 percent site coverage is dedicated to parking)} \times 2 \text{ stories} / 27.84 \text{ units per acre (base + 60 percent density bonus)}$.

In the residential districts, except for the R-1.5, R-2.5, and R-3.5 districts, not more than one dwelling unit may be located on a site (MMC [Section 22.120.200](#)). This conflicts with other provisions of the Zoning Ordinance that allow for accessory dwelling units, as well as with State law pertaining to accommodating accessory dwelling units ("ADUs") and SB 9 provisions that provide for up to four units on a lot (with a lot split) that meets certain criteria.

Minimum usable open space per unit is required in four zoning districts, with 400 s.f. per unit in the R-1.5 district, 450 s.f. in the R-2.5, 500 s.f. in the R-3.5 zone, and 400 s.f. in the PA zone. The minimum open space requirements, in conjunction with the maximum building heights and setbacks, may preclude developments in these zones at the maximum permitted densities.

To ensure that development in the City may occur at the densities permitted by the General Plan and to ensure consistency between the General Plan and subordinate planning documents, Program 11 requires the Zoning Ordinance to be updated to be consistent with the General Plan, including accommodating planned densities and FARs established by the General Plan and updating development standards.

Cumulative Effect of Land Use Regulations

In order to determine whether the cumulative effect of the City's land use regulations would constrain a project's ability to develop and result in negative impacts on housing supply, housing choice, and affordability, the effect of the City's land use regulations, including density, lot coverage, FAR, landscaping, open space, and parking (covered and uncovered), were analyzed for several prototypical projects in a variety of zoning districts, including districts that allow up to 43 du/ac.

The analysis considered development of multifamily projects approximately one acre in size with an average unit size of 908 square feet (the average unit size anticipates a mixture of unit sizes from 450 s.f. studios to 1,600 s.f. 4-bedroom units, in the R-1.5, R-2.5, PA, CC, SC, DC, and DS zoning districts and development of single-family projects of two acres in size with an average unit size of 1,700 square feet (anticipating 2- through 4- bedroom units) in the R-3.5, R-6, and R-7.5 zoning districts.

The results of the analysis are provided in Appendix G. The analysis determined that the City's existing standards, with the exception of lot coverage in the R-1.5 zone and FARs in the R-1.5, R-2.5, R-3.5, R-6, and R-7.5 zones, do not constrain the development of sites at the maximum allowed densities. The City's building height requirements, open space standards, landscaping requirements, and parking requirements would not constrain development, including achievement of maximum densities. The City's setbacks are compatible with the City's open space and landscaping requirements, as well as with the available site area remaining after accounting for the minimum site area necessary to accommodate the prototypical projects and would not constrain achieving maximum densities in any of the zoning districts.

Program 11 will revise the City's lot coverage requirement in the R-1.5 zone and FARs in the R-1.5, R-2.5, R-3.5, R-6, and R-7.5 zones to ensure that development can occur at maximum densities. Further, Program 11 also includes a provision to establish an exception process, rather than a General Plan Amendment, to exceed the permitted FAR in all zoning districts.

Table 45. Residential Zoning Districts and Development Standards									
Zoning District	Density (du/acre)	Minimum Lot Area	Site Width Minimum/ Corner Lot	Building Height	Front Yard (feet)	Sideyard/Sideyard with 2 Story (feet) ²	Rear Yard (feet)	Minimum Site Area per Dwelling Unit	Maximum Site Coverage
R-1.5	29.0 du/ac ¹ 17.4 du/ac ¹ on existing parcels < 10,000 s.f. and density must not exceed average of improved sites adjoining the side lines of the site.	10,000	60/70	30	10	5/10	20 (may be reduced to 10 depending on lot)	1,500 ²	40%
R-2.5	17.4 du/ac	3,500	35/60	25	20	5/10	25 (may be reduced to 15 depending on lot)	2,500	35%
R-3.5	12.4 du/ac	4,000	40/50	25	20	5/10	25	3,500	40%
R-6.0	7.26 du/ac	6,000	60/70	25	20	5/10	25	6,000	40%
R-7.5	5.8 du/ac	7,500	70/80	25	20	5/10	25	7,500	35%
R-10	4.36 du/ac	10,000	80/90	25	25	5/12	25	10,000	30%
R-15	2.9 du/ac	15,000	100/110	25	20	10/25	15	12,000	30%
R-20 / RR-20	2.18 du/ac	20,000	100/110	25	25	10/15	25	20,000	25%
R-40 / RR-40	1.09 du/ac	40,000	150/150	25	25	15/25	25	40,000	20%
R-80 / RR-80	0.54 du/ac	80,000	150/150	25	50	25/35	25	80,000	10%
R-100 / RR-100	0.44 du/ac	100,000	150/150	25	50	30/40	25	100,000	5%
Mixed Use (M)	Regulations pertaining to density, coverage, height and spacing of buildings, yard spaces, open spaces, parking and loading facilities and any other aspect regulation in this zoning title shall be those of the most restrictive zoning district in the combining district.								
Downtown Overlay (D)	Same as underlying zone, except R-2.5 sites may develop at R-1.5 standards and R-	Not specified	Not specified	Average height of buildings on adjoining properties to a	Average of the two side-adjointing	5/10 10 - Corner	15	R-1.5 – 1,250 R-2.5 – 1,500 R-3.5 – 2,500	45%

Table 45. Residential Zoning Districts and Development Standards									
Zoning District	Density (du/acre)	Minimum Lot Area	Site Width Minimum/ Corner Lot	Building Height	Front Yard (feet)	Sideyard/Sideyard with 2 Story (feet) ²	Rear Yard (feet)	Minimum Site Area per Dwelling Unit	Maximum Site Coverage
	3.5 sites may develop at R-2.5 standards per MMC 22.13.030			maximum of 25 feet, except in the R-1.5 and R-2.5 with a maximum of 30 feet	properties to a maximum of 20 ft				
Neighborhood Commercial (NC)	Not specified ³	Not specified	Not specified	30	15	15	15	Not specified	Not specified
Central Commercial (CC)	Not specified ³	Not specified	Not specified	40	5	None	None	Not specified	Not specified
Service Commercial (SC)	Not specified ³	Not specified	Not specified	30	5	None	None	Not specified	Not specified
Light Industrial (LI)	Not specified	Not specified	Not specified	30	20	30	10	Not specified	Not specified
Professional and Administrative Offices (PA)	Same as R-1.5	6,000	60/70	30	10	10% of average width of site, provided the requirement is at least 5 feet and not more than 10, except: - 10-corner - 1 ft added for each 2 ft above	10, except: - 1 ft added for each 2 ft above structure height of 12 ft - 35 feet adjoining R district	1,500 ²	50%

Table 45. Residential Zoning Districts and Development Standards									
Zoning District	Density (du/acre)	Minimum Lot Area	Site Width Minimum/ Corner Lot	Building Height	Front Yard (feet)	Sideyard/Sideyard with 2 Story (feet) ²	Rear Yard (feet)	Minimum Site Area per Dwelling Unit	Maximum Site Coverage
						structure height of 12 ft - 20 feet adjoining R district - 10 feet – access to more than 1 DU			
¹ 17.4 du/ac on existing parcels < 10,000 s.f. and density must not exceed average of improved sites adjoining the side lines of the site. ² Standards in this column are applicable for structures of 12 feet or less in height. For structures above 12 feet in height, 1 foot shall be added to each side yard for each 2 feet of height above the lowest 12 feet of height of a structure. ³ 2,500 on existing parcels < 10,000 s.f. 1,250 where allowed by the Board of Adjustments on parcels <20,000 s.f. ⁴ Where residential uses are allowed with no density specified, maximum density is based on the density permitted by the General Plan or Downtown Specific Plan.									
Source: City of Martinez Municipal Code (Title 22 – Zoning), 2022									

Table 45A. Comparison of Residential Development Standards									
City / Zoning District	Density (du/acre)	Minimum Lot Area	Site Width Minimum/ Corner Lot	Building Height	Front Yard (feet)	Sideyard/Sideyard with 2 Story (feet) ²	Rear Yard (feet)	Minimum Site Area per Dwelling Unit	Maximum Site Coverage
Martinez / R-2.5	17.4 du/ac	3,500	35/60	25	20	5/10	25 (may be reduced to 15 depending on lot)	2,500	35%
Benicia / RM	14 du/ac	6,000	60	35	20	6; 10 (avg)	15	3,000	45%
Concord / RM	11-32 du/ac	1,400	18 (attached) 24 (detached)	40	5	5	6	1,400	60% (a) 80% (d)
Pittsburg / RM	14-16 du/ac	60,000 (apts.) 2,500 (attached)	--	35 (apts.) 35 (attached) 28 (detached)	15	15 (apts.) 5 (attached)	10 (apts.) 15 (attached) 15 (detached)	--	50% (apts.) 60% (attached)

Table 45A. Comparison of Residential Development Standards

City / Zoning District	Density (du/acre)	Minimum Lot Area	Site Width Minimum/ Corner Lot	Building Height	Front Yard (feet)	Sideyard/Sideyard with 2 Story (feet) ²	Rear Yard (feet)	Minimum Site Area per Dwelling Unit	Maximum Site Coverage
		3,000 (detached)				3-5 (detached)			60% (detached)
Pleasant Hill / MRL	17.4 du/ac	10,000	70	35	15	10	15	2,500	40%
Walnut Creek / M-2.5	17.4 du/ac	10,000	90	30-50 ft. as specified in the Zoning Map	15	5	10	2,500	50%

Sources: City of Martinez Municipal Code (Title 22 – Zoning), 2022; City of Benicia, 2023; City of Concord, 2023; City of Pittsburg, 2023; City of Pleasant Hill, 2023; City of Walnut Creek

Specific Plan Development Standards

Specific Plans are authorized by California Government Code Sections 65450 – 65457 for the systematic implementation of the General Plan in a defined portion of a community's planning area.

The Downtown Specific Plan (“DSP”) guides public and private investment to ensure that future development and infrastructure projects help realize the Martinez community’s goals and visions for the future of Downtown. The DSP primarily addresses land use development policies and development standards intended to guide private and public investment in the downtown business area. The study area covers about 220 acres and is bounded on the north by the Radke Martinez Regional Shoreline and Martinez Waterfront Park; on the east by the PBF Refinery and a hillside residential area accessed by Miller Avenue; on the south by Susana Street; and on the west by cemeteries, Rankin Park, Talbart and Richardson Avenue, and by Thomas Hill, the bluff to the west of Berrellesa Street. Areas with residential uses include:

- **Downtown Core (29-43 du/ac):** The mixed-use center of Downtown emphasizes a pedestrian-scale mixture of residential uses. In addition to rehabilitation and adaptive reuse of historic buildings, the development philosophy emphasizes new and infill construction that is compatible with the historic structures that give Downtown its unique identity. The Downtown Core includes an Historic Overlay District with a design philosophy centered on historic preservation, and rehabilitation and adaptive reuse of existing structures.
- **Downtown Neighborhood (12-35 du/ac) and Grandview Areas (7-17 du/ac):** Predominantly residential areas surrounding the Downtown Core with a design philosophy centered on historic preservation, sensitivity, and neighborhood compatibility.
- **Downtown Shoreline (17-35 du/ac):** The land use strategy is centered on relocating industry and creating new development that is in keeping with the traditional Downtown character, and contributes to the protection and enhancement of the existing open space and shoreline.

Development standards for these designations are provided in Table 46 below. In addition to the standards shown in Table 46, the Downtown Shoreline R-1.5 and R-2.5 districts require [5-five](#) percent of the site area to be landscaped.

As noted above, the Downtown Core includes an Historic Overlay District for a defined area in the Downtown Core to promote the preservation and rehabilitation of historic commercial, civic, and mixed-use buildings, and to provide for new infill construction consistent with the historic character of the District. From the perspective of development standards, the Historic Overlay applies the same standards as the Downtown Core – 29 du/ac base density up to a density of 43 du/ac; height limit of 30 feet or three stories, higher with a use permit – and focuses on the preservation of historic buildings to the maximum extent feasible while allowing for the adaptive re-use of historic buildings. These requirements do not create an impediment to new housing construction as exemplified by the recent Portside Lofts project at 600-610 Ferry Street within the Historic Overlay District, which includes 13 apartments (one very-low income) and 1,800 s.f. of commercial space on a 0.21-acre underutilized site (or 61.9 du/ac).

Table 46. Downtown Specific Plan

Zoning	Allowable Residential Types	Specific Plan Density	Setback – Front	Setback – Sideyard, Sideyard with 2 Story, Rear	Minimum Site Coverage	Building Height (feet)
Downtown Core (DC)	Duplex Townhouse/Rowhouse Live/Work Units Apartments/Condominiums (including Mixed-Use)	29 du/ac ¹	15	None	Not specified	30
Downtown Neighborhood (R-3.5)	Single-Family Standard Lot Single-Family Small Lot Duplex Townhouse/Rowhouse Apartments/Condominiums (including Mixed-Use) Secondary Units	12.4 du/ac	20	5, 10, 25	40%	25
Downtown Neighborhood (R-2.5)	Single-Family Standard Lot Single-Family Small Lot Duplex Townhouse/Rowhouse Apartments/Condominiums (including Mixed-Use) Secondary Units	17.4 du/ac	20	5, 10, 25 (may be reduced to 15 depending on lot)	35%	25
Downtown Neighborhood (R-1.5)	Single-Family Standard Lot Single-Family Small Lot Duplex Townhouse/Rowhouse Apartments/Condominiums (including Mixed-Use) Secondary Units	29.0 du/ac ³ 17.4 du/ac ³ on existing parcels < 10,000 s.f. and density must not exceed average of improved sites adjoining the side lines of the site.	10	5, 10, 20 (may be reduced to 10 depending on lot)	40%	30
Grandview (R-6.0)	Single-Family Standard Lot Single-Family Small Lot Duplex Townhouse/Rowhouse Secondary Units	7.26 du/ac	20	5, 10, 25	40%	25
Grandview (R-3.5)	Single-Family Standard Lot Single-Family Small Lot	12.4 du/ac	20	5, 10, 25	40%	25

Table 46. Downtown Specific Plan						
Zoning	Allowable Residential Types	Specific Plan Density	Setback – Front	Setback – Sideyard, Sideyard with 2 Story, Rear	Minimum Site Coverage	Building Height (feet)
	Duplex Townhouse/Rowhouse Secondary Units					
Grandview (R-2.5)	Single-Family Standard Lot Single-Family Small Lot Duplex Townhouse/Rowhouse Secondary Units	17.4 du/ac	10	5, 10, 20 (may be reduced to 10 depending on lot)	40%	25
Downtown Shoreline (R-1.5)	Single-Family Standard Lot Single-Family Small Lot Duplex Green Court Townhouse/Rowhouse Live/Work Units Apartments/Condominiums (including Mixed-Use) Secondary Units	17.4 du/ac ⁴	10	5, 10, 20 (may be reduced to 10 depending on lot)	40%	40
Downtown Shoreline (R-2.5)	Single-Family Standard Lot Single-Family Small Lot Duplex Green Court Townhouse/Rowhouse Live/Work Units Apartments/Condominiums (including Mixed-Use) Secondary Units	17.4 du/ac ⁴	10	5, 10, 20 (may be reduced to 10 depending on lot)	40%	30
<p>¹ 43 du/ac allowed with approved use permit.</p> <p>² Areas between the property line and structures or off-street parking or loading facilities shall be landscaped with plant material and permanently maintained.</p> <p>³ 17.4 du/ac on existing parcels < 10,000 s.f. and density must not exceed average of improved sites adjoining the side lines of the site.</p> <p>⁴ 35 du/ac allowed with approved use permit.</p> <p>Source: Downtown Specific Plan, 2006</p>						

Off-Street Parking Requirements

The City’s parking requirements are intended to ensure that adequate off-street parking is provided in proportion to the need created by single- and multifamily housing. (State regulations impacting parking for specific uses, such as ADUs or emergency shelters, are discussed separately.) Adequate parking for residential projects contributes to the value of a project, the safety of residents, and its appearance. However, excessive parking standards can pose a significant constraint to the development of housing because it reduces the land and financing availability for project amenities or additional units. Parking requirements for residential uses in Martinez are set forth in Chapter 22.36 of the Zoning Ordinance, and identifies the number of spaces required for each use. Section 22.36.030.D. further states that if deemed necessary, the Planning Commission may require additional off-street parking. When uses are not specifically listed within the Zoning Ordinance, or if specific uses need more parking than the categories that are listed, the Community Development Director has the authority to determine the minimum number of parking spaces. The DSP does not establish separate parking requirements for residential uses. Table 47 below outlines parking requirements for residential uses by housing type:

Table 47. Parking Stall Requirements (including DSP)		
Dwelling Type	Zoning Districts	Zoning Ordinance
Single Family	All districts except R-1.5, R-2.5, and R-3.5	2 covered, 0 open
Single Family	R-1.5, R-2.5, and R-3.5	1 covered, 1 open
Multifamily	All districts except sites included in the Downtown Overlay District	1 covered, 1.25 open
Multifamily	Downtown Overlay District (except projects on streets where bike lanes are proposed)	Studio: 1 covered, 0 open 1 bedroom: 1 covered, 0.5 open 2+ bedrooms: 1 covered, 1 open Guest parking: ¼ space if over 4 units
Second units	Not specified	1 per unit
Nursing homes, religious institutions providing sleeping accommodation	Not specified	1 per 5 beds
Emergency shelters	Not specified	1 per 5 beds

City of Martinez Municipal Code (Title 22 – Zoning), 2022

The City’s parking requirements for residential districts vary by housing type, the number of units, and parking needs. All single-family housing units are required to provide two off-street parking spaces. Two covered spots are required for single-family homes on all residential districts (R-6.0 through R-100 and RR) except R-1.5, R-2.5, and R-3.5, and one covered, one uncovered are required for single-family homes zoned R-1.5 through R-3.5. Multifamily developments are required to provide parking at 2.25 spaces per unit, except that multifamily developments located in the Downtown Overlay District (DO) have less restrictive parking obligations with a use permit. Also, in the DO, parking requirements are based on the specific number of bedrooms, ranging from one parking space for each studio unit, to two parking spaces for a two-bedroom or larger unit. A further reduction in the number of parking spaces required in the DO, down to one parking space per unit of any size, may be approved with a use permit. While the DO establishes parking requirements that are not excessive, the requirement for 2.25 spaces per multifamily unit may constrain multifamily development – particularly development projects that include smaller units that do not necessitate 2.25 spaces per unit. [However, Assembly Bill No. 2097 prohibits a public agency from imposing any minimum automobile parking requirement on any residential, commercial, or other development project, as defined, that is located within ½-mile walking distance of public transit, which includes the majority of the downtown, which the City has been enforcing since the legislation went into effect.](#)

The City completed a parking study for Downtown Martinez in June 2022, which provides an in-depth assessment of downtown parking within the study area bound by Berrellesa Street, Susanna Street, Grandview Avenue, and Marina Vista Avenue. The Parking Study found that the Downtown parking demand did not meet or surpass the availability of on-street and off-street parking and suggests ~~that~~ that adding to the existing supply is not needed.

Programs 11 and 15 will reduce parking requirements for multifamily uses to ensure that parking does not constrain development of a variety of housing types.

Permitted and Conditional Uses

State housing element law requires that jurisdictions facilitate and encourage a range of housing types for all economic segments of the community. This includes housing to meet the needs of different types of households with low to above moderate income. The City's Zoning Ordinance allows a range of residential uses within the various zoning districts to accommodate a variety of housing types, such as single-family, duplex, townhouse/rowhouse, apartments/condominiums, multifamily, mixed use, ADUs, mobile/manufactured housing, small group homes, congregate care facilities, group care and rehabilitation facilities, homeless shelters, supportive housing, and transitional housing. Table 48 summarizes allowed uses by zoning district, including those identified in the DSP.

Table 48. Housing Types Permitted by Zoning Ordinance and DSP

Housing Types Permitted	R-1.5	R-2.5	R-3.5	R-6.0	R-7.5	R-10	R-15	R-20/RR-20	R-40/RR-40	R-80/RR-80	R-100/R-100	D	NC	CC	SC	LI	Downtown Core	Downtown Neighborhood (R-3.5)	Downtown Neighborhood (R-2.5)	Downtown Neighborhood (R-1.5)	Grand view (R-6.0)	Grand view (R-3.5)	Grand view (R-2.5)	Downtown Shoreline (R-1.5)	Downtown Shoreline (R-2.5)
One Family Residential, detached	P	P	P	P	P	P	P	P	P	P	P	P ¹	--	--	--	--	--	P	P	P	P	P	P	P	P
Multifamily Residential – 2 Units (Duplex)	--	P	P	P	--	--	--	--	--	--	--	P ¹	--	--	--	--	P	P	P	P	P	P	P	P	P
Multifamily Residential (3-8 units)	C ²	P/C ²	C ²	P	--	--	--	--	--	--	--	P ¹	--	C ³	C ³	--	P	P	P	P	P	P	P	P	P
Multifamily Residential (>8 units)	C ²	C ²	C ²	P	--	--	--	--	--	--	--	P ¹	--	C ³	C ³	--	P	P	P	P	--	--	P	P	P
Mixed Use (dwellings above ground floor)	--	--	--	--	--	--	--	--	--	--	--	--	P	P/C ³	P/C ³	--	P	P	P	P	--	--	P	P	P
Secondary Housing Unit ⁴	A	A	A	A	A	A	A	A	A	A	A	A ¹	--	--	--	--	--	A	A	A	A	A	A	A	A
Mobile Homes/Manufactured Housing	C ⁵	C	C	C	C	C	C	C	C	C	C	C ⁵	--	--	--	--	--	C	C	C	C	C	C	C	C
Residential Care Facilities (6 or fewer persons)	P/C ⁵	P/C ⁵	P	P	P	P	P	P	P	P	P	P	C	C	--	--	--	--	--	--	--	--	--	P	P
Small Group Homes (7-15 persons)	C	C	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
Residential Congregate Care (nursing) Facility	--	--	--	--	--	--	--	P	P	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
Group Care and Rehabilitation Facilities (up to 15 persons)	C ⁷	C ⁷	--	--	--	--	--	--	--	--	--	--	C	C	C	--	--	--	--	--	--	--	--	--	--
Homeless Shelter, Emergency	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P ⁸	P ⁸	--	--	--	--	--	--	--	--	--
Homeless Shelter, Ongoing	C ⁹	C ⁹	C ⁹	C ⁹	C ⁹	C ⁹	C ⁹	C ⁹	C ⁹	C ⁹	C ⁹	C ⁹	--	--	C	--	C ⁹	C ⁹	C ⁹	C ⁹	C ⁹	C ⁹	C ⁹	C ⁹	C ⁹
Supportive Housing	Considered a residential use of property and shall be subject only to those restrictions that apply to other residential uses and dwelling types of the same type and in the same zone																								
Transitional Housing	Considered a residential use of property and shall be subject only to those restrictions that apply to other residential uses and dwelling types of the same type and in the same zone																								
¹ Permitted when residential zone district is combined with overlay zone. ² Multifamily residential structures conditionally permitted on sites up to 9,999 square feet in area adjoining, on one or both sides, sites with existing multiple-family residential structures, subject to certain conditions. ³ Dwelling units located above the ground floor of a building are permitted in the NC, CC, and SC districts with an area of not less than 1,500 square feet per dwelling unit while in the CC and SC districts dwelling units (located above the ground floor of a building, or at the rear of the ground floor if the site fronts on Main Street or Ferry Street) are conditionally permitted with a site area per unit of not less than 1,000 square feet. ⁴ Permitted on any lot with a single-family dwelling. ⁵ Permitted with Mobile Home Overlay Zone, established as a companion zone to be used in conjunction with specified residential zoning districts. ⁶ Conditionally permitted in Professional and Administrative Office Districts. ⁷ Permitted on sites adjoining major thoroughfares. ⁸ Permitted subject to the development and operational standards of Section 22.34.230, Homeless Shelters. ⁹ Conditionally permitted as a secondary housing unit.																									
A = Administrative/Ministerial, P = Permitted, C = Conditionally Permitted																									
Source: City of Martinez Municipal Code (Title 22 – Zoning), 2022																									

Single-Family Dwellings are defined in Section 22.55.020 of the Zoning Ordinance as an attached (e.g., duplex) or detached single-family residential dwelling occupied or intended for occupancy by one household. Per Section 22.04.160, a dwelling unit is defined as one or more rooms and a single kitchen, designed for occupancy by one family for living and sleeping purposes. This also includes mobile homes constructed after 1976 (certified under the National Mobile Home Construction and Safety Standards Act of 1974) and placed on permanent foundations. Single-family dwellings are permitted by right in all residential zoning districts, in the Downtown district, and the Downtown Neighborhood, Grandview, and Downtown Shoreline designations in the DSP.

Duplexes are defined in the Zoning Ordinance both in the context of “attached single family dwelling” and “multifamily dwelling,” further described below. Duplexes are permitted by right in the R-2.5, R-3.5, R-4.5, and D districts, and the Downtown Core, Downtown Neighborhood, Grandview, and Downtown Shoreline designations in the DSP. The Zoning Ordinance does not address duplexes or two single-family units allowed by right on eligible lots pursuant to SB 9. Program 11 of the Housing Plan will update the Zoning Ordinance to be consistent with State law and to clarify the definition of duplex.

Multifamily Dwellings are defined in Section 22.04.390 of the Zoning Ordinance as a structure containing more than one dwelling unit, designed for occupancy or occupied by more than one family and usually not occupied on a transient basis. This includes, but is not limited to duplexes, triplexes, fourplexes, apartments, flats, condominiums, and townhouses (including mixed use). Multifamily Dwellings are permitted by right in the R-1.5, R-6.0, and D districts as well as within the Downtown Core, Downtown Neighborhood, Grandview, and Downtown Shoreline designations in the DSP. Multifamily Dwellings are also conditionally permitted in the R-1.5, R-2.5, R-3.5, CC, and SC designations. Program 11 of the Housing Element will update the Zoning Ordinance to refine the definition of multifamily dwelling to not overlay with the definition of duplex. Program 11 will also reduce government constraints related to multifamily project review and approval through streamlined and ministerial review for eligible affordable multifamily housing projects coupled with objective design and development standards consistent with relevant provisions of State law. Combined, these actions will largely remove the CUP requirement for multifamily housing approval.

Secondary Housing Units are defined in Section 22.04.446 of the Zoning Ordinance as an additional dwelling unit constructed or adapted within, onto, or apart from an existing dwelling, or built concurrently with, a single-family dwelling in any residential district. Government Code Section 65852.2 refers to secondary housing units as accessory dwelling units (“ADUs”). Section 22.12.085 stipulates that secondary housing units are subject to administrative review in all residential districts, subject to specific standards including, but not limited to the following:

- At no case shall more than a total of two dwelling units; one primary, the other secondary, be permitted on any such lot
- Secondary housing units may be attached to the primary single-family residence, or detached from the residence subject to separation requirements prescribed by the Zoning Ordinance
- The secondary housing unit shall contain no less than the 150 square feet area minimum required for an efficiency dwelling unit
- A secondary housing unit may be no larger than 1,000 square feet
- A minimum of one independently usable off-street parking space shall be provided for the secondary housing unit, which shall be provided in addition to the required parking for the primary single-family dwelling
- A maximum of one secondary housing shall be permitted on any lot

Current City requirements for secondary housing units do not comply with Government Code Section 65852.2 (including revisions from Senate Bill (“SB”) 13 and 897 and Assembly Bills (“AB”) 68, AB 587, AB 670, AB 671, AB 881, and AB 2221), which significantly limits a local jurisdiction’s ability to restrict the development of ADUs. These recent laws also provide numerous other standards, addressing lot coverage restrictions, lot size restrictions, owner-occupancy requirements, and changes to parking requirements, and addressing certain covenants, conditions, and restrictions that prohibit or unnecessarily restrict secondary dwelling units. In general, under these new laws:

- A Junior ADU and ADU are allowed on the same property;
- A local jurisdiction must ministerially approve an attached or detached ADU that is less than 800 feet, and has at least 4-foot rear and side-yard setbacks;
- The height limitations must allow at least:
 - 16 feet for a detached ADU,
 - 18 feet for a detached ADU within ½-mile of a major transit stop or high-quality transit corridor and allow an additional 2 feet to accommodate a roof pitch aligned with the primary dwelling unit,
 - 18 feet for a detached ADU on a lot with an existing or proposed multifamily, multistory dwelling unit,
 - 25 feet or the height limit in the Zoning Ordinance that applies to the primary dwelling, whichever is lower, for an attached ADU;
- If there is an existing primary dwelling, the total floor area of an attached ADU shall not exceed 50 percent of the primary dwelling;
- The total floor area for a detached ADU shall not exceed 1,200 square feet;
- A local jurisdiction must review and approve compliant ADUs within 60 days instead of 120 days;
- A local jurisdiction is prohibited from imposing development impact fees, excluding connection fees or capacity charges, on ADUs smaller than 750 square feet;
- A local jurisdiction is prohibited from establishing a minimum square footage requirement for either an attached or detached ADU that prohibits an efficiency unit;
- A local jurisdiction may now choose to allow the sale of an ADU in certain circumstances; and
- Homeowner Associations and other common interest developments are prohibited from not allowing or unreasonably restricting the development of ADUs.

Program 11 of the Housing Plan will ensure that the City reviews and update Zoning Ordinance Section 22.04.446 as necessary to reflect the current requirements of State law and work with HCD to ensure continued compliance with the law throughout the 2023 to 2031 planning period. The City will also monitor trends pertaining to the extent of ADU production to ensure that the Housing Element goals can be met.

Mobile Homes are defined in Section 22.04.160 of the Zoning Ordinance as a dwelling unit (including mobile homes constructed after 1976, certified under the National Mobile Home Construction and Safety Standards Act of 1974) placed on with one or more rooms and a single kitchen, designed for occupancy by one family for living and sleeping purposes. This also includes mobile homes constructed after 1976 (certified under the National Mobile Home Construction and Safety Standards Act of 1974) and placed on permanent foundations.

Manufactured Housing is not explicitly defined in the Zoning Ordinance, but is mentioned in conjunction with mobile homes in Sections 22.25.010 and 22.25.030. Both mobile homes and manufactured housing are conditionally permitted in all R and D districts as well as within the Downtown Neighborhood, Grandview, and Downtown Shoreline designations in the DSP, and include the following design requirements:

- Meets all development standards of the applicable zoning district
- Certified under the National Mobile Home Construction and Safety Standards Act of 1974
- Installed on a permanent foundation system
- Architecturally compatible with residential structures in the surrounding area
- Covered with exterior material compatible with that used on residential structures in the surrounding areas
- Roofing material is of a material compatible with that used on residential structures in the surrounding area

- Roof has eave and gable overhands
- Covering material of the garage is consistent with that used on the mobile home unit

Government Code Section 65852.3 requires that architectural requirements are limited to roof overhang, roofing material, and siding material. At the discretion of the local legislative body, the city or county may preclude installation of a manufactured home in zones specified by Government Code Section 65852.3 if more than 10 years have elapsed between the date of manufacture of the manufactured home and the date of the application for the issuance of a permit to install the manufactured home in the affected zone. In no case can a jurisdiction apply any development standards that will have the effect of precluding manufactured homes from being installed as permanent residences. These requirements are not outlined in the current Zoning Ordinance; Program 11 of the Housing Plan will ensure that the City reviews and updates the Zoning Ordinance as necessary to reflect the current requirements of State law.

Residential Care Facilities. The Zoning Ordinance discusses multiple types of residential care facilities.

California Health and Safety Code (“HSC”) Section 1566.3 refers to group homes as residential care facilities and establishes requirements for the local zoning standards for residential care facilities that serve six or fewer persons. Section 1566.3(e) specifies that no conditional use permit, zoning variance, or other zoning clearance shall be required of a residential care facility that serves six or fewer persons that is not required of a family dwelling of the same type in the same zone, while paragraph (g) indicates “family dwelling” includes, but is not limited to, single-family dwellings, units in multifamily dwellings, including units in duplexes and units in apartment dwellings, mobile homes, including mobile homes located in mobile home parks, units in cooperatives, units in condominiums, units in townhouses, and units in planned unit developments. HSC Section 1569.85 further specifies these same requirements for residential care facilities for the elderly that serve six or fewer persons. Further, fair housing law requires that the City remove constraints on and prevent discrimination against group homes.

As shown in Table 49, the Zoning Ordinance does not comply with Residential Care Facilities as defined by HSC Section 1566.3. Further, the Zoning Ordinance references Group Homes and Group Care and Rehabilitation Facilities, but does not explicitly define each term, or specify the service capacity of each use. Table 49 outlines the following non-compliance discrepancies and inconsistencies:

- Row 2 – Group Homes are referred to but not defined in the Zoning Ordinance
- Row 3 – Group Care and Rehabilitation Facilities definition does not reference capacity size
- Row 4 – Small Group Homes is not defined in the Zoning Ordinance; however, Small Group Homes are listed as conditionally permitted in the R-1.5 and R-2.5 Districts, which conflicts with HSC Section 1566.3
- Row 5 - Small Group Homes are listed as conditionally permitted in the R-1.5 and R-2.5 Districts in the proximity of Contra Costa County Hospital, which conflicts with HSC Section 1566.3
- Row 6 - Group Care and Rehabilitation Facilities definition does not reference capacity size, and is silent whether such facilities are required to be state authorized, certified or licensed)
- Rows 2 and 4 - Group Homes is referred to as six or fewer persons, while Small Group Homes is referred to as seven to 15 persons
- Rows 3, 5, and 6 - Group Care and Rehabilitation Facilities is defined as serving six or fewer persons in one section, up to 15 persons in another section, and not specified in yet another section

Residential Congregate Care (nursing) Facilities are defined in Section 22.04.445 of the Zoning Ordinance as facilities operated by a person with all required state and local agency approvals or licenses, where not more than six persons reside or receive care, not including the licensee or members of the licensee’s family or persons employed as facility staff, or as defined and regulated by the HSC. Residential Congregate Care (nursing) Facilities are also subject to the requirements of SB 520 (discussed further below), which requires local jurisdictions to analyze local government constraints on developing, maintaining, and improving housing for persons with disabilities. These uses are permitted in R-20 and R-40 Designations.

Additionally, the Health and Safety Code is not consistent with the Lanterman Developmental Disabilities Services Act (Sections 5115 and 5116) of the California Welfare and Institutions Code, which declares that mentally and physically disabled persons are entitled to live in normal residential surroundings. The use of property for the care of six or fewer disabled persons is a residential use for the purpose of zoning. A State-authorized, certified, or licensed family care home, foster home, residential care facility, or group home serving six or fewer disabled persons or dependent and neglected children on a 24-hour-a-day basis is considered a residential use that is permitted in all residential zones. No local agency can impose stricter zoning or building and safety standards on these homes than otherwise required for homes in the same district.

Program 11 of the Housing Plan will ensure that residential care homes that operate as a residential use and do not provide licensable services shall be allowed in the same manner as housing units of the same type, that residential care homes that serve six or fewer residents and provide licensable services are allowed in the same manner as housing units of the same type, and to further revise the Zoning Ordinance to ensure that Residential Congregate Care (nursing) Facilities or similar uses that provide licensable services to more than six users are accommodated in a range of zones that allow similar uses to ensure that such facilities may be located throughout the community and not concentrated in any one area or zone, and to further amend Zoning Ordinance language appropriately to meet the requirements of SB 520, clarify parking requirements, and also updates language pertaining to Residential Care Facilities, Group Homes and Group Care and Rehabilitation Facilities as necessary to reflect the current requirements of State law.

Table 49. Residential Care Facilities						
Row #	Use	Section	Definition (State Law)	License Required	Capacity	Zoning Districts
1.	Residential Care Facilities	HSC Section 1566.2	Residential Care Facilities. HSC Section 1566.2 defines a residential facility as one which serves six or fewer persons shall not be subject to any business taxes, local registration fees, use permit fees, or other fees to which other family dwellings (which includes, but is not limited to single-family dwellings, units in multifamily dwellings, mobile and mobile home parks, units in cooperatives, condominiums, townhouses, and planned unit developments) of the same type in the same zone are not likewise subject.	Not specified	Up to 6 persons	No conditional use permit, zoning variance, or other zoning clearance shall be required of a residential facility that serves six or fewer persons that is not required of a family dwelling of the same type in the same zone. This includes, but is not limited to, single-family dwellings, units in multifamily dwellings, including units in duplexes and units in apartment dwellings, mobile homes, including mobile homes located in mobile home parks, units in cooperatives, units in condominiums, units in townhouses, and units in planned unit developments
2.	Group Homes (6 or fewer persons)	Not defined	Group Homes are not explicitly defined in the Zoning Ordinance, but rather, is passively described in Sections 22.12.080, R District Permitted Uses, and 22.23.020, Downtown Shoreline Permitted Uses, as a state authorized, certified or licensed group home serving 6 or fewer mentally disordered or otherwise handicapped persons.	Facility must be state authorized, certified or licensed	Up to 6 persons	Permitted - All R Districts, Downtown Shoreline

3.	Group Care and Rehabilitation Facilities (6 or fewer persons)	Section 22.04.230	<p>Group Care and Rehabilitation Facilities are defined in Section 22.04.230 as residential facilities which provide supervision, care and/or rehabilitation services to resident mentally disordered persons, resident persons who have suffered such problems or diseases as alcoholism, drug addiction, or the like or other handicapped resident persons. Section 22.04.230 does not reference capacity size.</p> <p>Section 22.14.040, PA Professional and Administrative Office Districts Conditional Uses, mentions Group Care and Rehabilitation Facilities (other than state authorized, certified, or licensed homes serving mentally disordered or otherwise handicapped persons serving 6 or fewer mentally disordered or otherwise handicapped persons)</p>	No state certification or license required	Up to 6 persons	Conditionally Permitted – PA Professional and Administrative Office Districts
4.	Small Group Homes (7-15 persons)	Not defined	<p>Small Group Homes are not explicitly defined in the Zoning Ordinance, but rather, is passively described in Section 22.12.090, R District Conditional Uses, as a state authorized or certified or licensed small group homes serving 7-15 mentally disordered or otherwise handicapped persons. Small Group Homes are conditionally permitted in the R-1.5 and R-2.5 Districts.</p>	Facility must be state authorized, certified or licensed	7-15 persons	Conditionally Permitted - R-1.5 and R-2.5 Districts
5.	Group Care and Rehabilitation Facilities (up to 15 persons)	Section 22.04.230	<p>Group Care and Rehabilitation Facilities are defined in Section 22.04.230 as residential facilities which provide supervision, care and/or rehabilitation services to resident mentally disordered persons, resident persons who have suffered such problems or diseases as alcoholism, drug addiction, or the like or other handicapped resident persons. Section 22.04.230 does not reference capacity size.</p> <p>Section 22.12.090, R District Conditional Uses, as group care and rehabilitation facilities (other than state authorized, certified, or licensed homes serving mentally disordered or otherwise handicapped persons) serving up to 15 persons.</p>	No state certification or license required	Up to 15 persons	Conditionally Permitted – R-1.5 and R-2.5 Districts in the proximity of Contra Costa County Hospital

6.	Group Care and Rehabilitation Facilities (unknown persons)	Section 22.04.230	<p>Group Care and Rehabilitation Facilities are defined in Section 22.04.230 as residential facilities which provide supervision, care and/or rehabilitation services to resident mentally disordered persons, resident persons who have suffered such problems or diseases as alcoholism, drug addiction, or the like or other handicapped resident persons. Section 22.04.230 does not reference capacity size.</p>	Unknown	Unknown	Conditionally Permitted – NC and CC Districts
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Source: City of Martinez Municipal Code (Title 22 – Zoning), 2022

Employee Housing. The Zoning Ordinance does not currently define employee or farmworker housing. HSC Section 17021.5 requires that employee housing serving six or fewer employees shall be deemed a single-family structure and shall be treated subject to the standards for a single-family dwelling in the same zone. The City does not have any provisions in the Zoning Ordinance addressing employee housing serving six or fewer employees.

Furthermore, HSC Section 17021.6 requires that any employee housing consisting of no more than 36 beds in group quarters or 12 units or spaces that is approved pursuant to HCS Section 17021.8 shall be deemed an agricultural land use and permitted in the same manner as agricultural uses, with exceptions related to various health, safety, and resource conservation provisions identified in HSC Section 17021.8. The City does not have any provisions in the Zoning Ordinance addressing farmworker housing. Agricultural uses are allowed in the A-4, R-20, and R-40 Zones, as well as the Controlled Industrial, Environmental Conservation, Open Space, and Undesignated Districts.

To comply with the State Employee Housing Act ([HSC Section 17000](#) ~~of the Health and Safety Code~~), Program 11 in the Housing Plan will require the Zoning Ordinance to be updated to define Employee Housing and to include provisions for qualified employee housing as an agricultural land use consistent with the requirements of State law.

Low Barrier Navigation Centers are housing or shelters in which a resident who is homeless or at risk of homelessness may live temporarily while waiting to move into permanent housing. AB 101 was approved on July 31, 2019, which added Article 12 (commencing with Section 65660) to Chapter 3 of Division 1 of Title 7 of the Government Code to address “low barrier navigation centers”. Government Code Section 65660 requires a low barrier navigation center use to be allowed by right in areas zoned for mixed uses and nonresidential zones permitting multifamily uses if it meets specified requirements. Additionally, AB 101 defines “low barrier navigation center” as a housing first, low-barrier, service-enriched shelter focused on moving people into permanent housing that provides temporary living facilities while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter, and housing. Low barrier navigation center developments are essential tools for alleviating the homelessness crisis and are considered a matter of statewide concern. Low barrier navigation centers are a “by right use” in areas zoned for mixed use and nonresidential zones permitting multifamily uses.”

The Zoning Ordinance does not currently address or define low barrier navigation centers; therefore, Program 11 of the Housing Plan will ensure the City updates the Zoning Ordinance to address low barrier navigation centers consistent with Government Code Sections 65660 through 65668.

Emergency Shelters. Government Code Section 65583 requires each jurisdiction to identify one or more zoning districts where emergency shelters are allowed without a discretionary permit, such as a conditional use permit, and limits standards to those listed at Section 65583(4)(A)(i-viii). California HSC Section 50801(e) defines an emergency shelter as “housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person.” AB 2339 has updated emergency shelter requirements to:

- Expand the definition of “emergency shelters” to include other interim interventions, including but not limited to, navigation centers, bridge housing, and respite or recuperative care.
- Require that zoning designations identified to allow emergency shelters as a permitted use without a conditional use permit or other discretionary permit must allow residential uses.
- Require analysis of any adopted written objective standards for potential governmental constraints.

Homeless Shelters are defined in Section 22.04.246 of the Zoning Ordinance as emergency, or ongoing.

Homeless Shelter, Emergency, is defined as a residential facility, other than a community care facility, operated by a provider which provides temporary accommodations to persons or families with low income. The term “temporary accommodations” means that a person or family will be allowed to reside at the shelter for a time not to exceed 180

days. Emergency Homeless Shelters are [a permitted use \(no discretionary approval required\)](#) in the SC and LI Districts [subject to the standards of Zoning Ordinance Section 22.34.230](#).

Homeless Shelter, Ongoing, is defined as a program, operated by a religious or eleemosynary (an organization dependent on charity) with the intent of placing the homeless in permanent dwelling units within 90 days after first occupying the shelter, that provides overnight shelter, two meals a day and case management services for homeless persons, with no predetermined limitation to length of occupancy. Ongoing Homeless Shelters are conditionally permitted in the SC District and as a secondary housing unit.

The City's Emergency Homeless Shelter standards include:

- One off-street parking space is required for every five beds.
- Temporary shelter shall be available to residents for no more than 180 days in a calendar year.
- No emergency homeless shelter shall be located within 300 feet of another emergency homeless shelter site.
- The facility shall obtain and at all times maintain good standing with any and all Federal, State, County, and City licenses as required by each such agencies for the owner(s), operator(s), and/or staff on the proposed facility.
- The maximum number of beds or clients permitted to be served shall not exceed 30 persons.

Ongoing homeless shelters are subject to the same requirements for emergency homeless shelters, with the exception of maximum occupancy, which is to be established by a conditional use permit.

The City has adopted standards for homeless shelters (Section 22.34.230 of the Zoning Ordinance) that generally align with the requirements of State law, providing for on-site management and security, indoor onsite waiting areas, ensuring adequate lighting, parking, refuse storage, distance from other homeless shelters (no other emergency shelter within 300 feet), maintenance of licenses, and maximum beds/clients to be served (30 persons). The City's standards also allow, but do not require, on-site common facilities.

However, State law has changed to expand the definition of emergency shelters, to require that zoning districts identified to allow emergency shelters as a permitted use must allow residential uses, including mixed use. The City's definition does not meet State law.

The parking requirements for an emergency shelter are one parking space per every five beds, which is a different calculation than parking requirements for other uses in the SC and LI zones and may result in a requirement that is higher than that required to accommodate the staff serving the shelter and higher than comparable uses in these zones. While the SC zone allows residential uses, the LI zone does not ~~and is not consistent with State requirements for zones that accommodate emergency shelters as a permitted use~~. Sites that are zoned for a mix of SC and LI uses (M-SC/L-I) do allow residential uses allowed in the SC zone and are consistent with State requirements [regarding demonstrating sufficient capacity for emergency shelters in one ore more zoning designations that allow residential uses](#) ~~regarding uses that must be allowed in a zone to accommodate where~~ emergency shelters [are allowed](#) as a permitted use [and that are suitable for residential uses](#).

Regarding adequacy of sites to accommodate Martinez's unsheltered population, Martinez currently has several vacant parcels in the SC zoning district (APNs 376-090-005 ~~and~~; 377-020-057) [and multiple underutilized lots, including one underutilized lot consisting of a paved area associated with adjacent residential uses on separate lots \(APN; 159-2202-015, and 159-222-012\)](#), that could accommodate shelters of varying size; these sites are in the vicinity (within ~~1~~ [one](#) mile) of amenities and services (health care, transportation, retail, employment, and social services) that serve the homeless population and within ~~1~~ [one](#) mile of transit. [Sites identified to accommodate an emergency shelter in this zone are suitable for human habitation and residential uses are adjacent to, across the street, or in close proximity to most of the sites in the zone. -Some of the sites are located near residential, commercial, and light industrial uses. The SC zone is not an industrial zone; the City's industrial zones are the Light Industrial \(LI\) and Heavy Industrial \(HI\). Development of emergency shelters in the SC zone would be subject to](#)

[the City's noise standards \(meaning that future occupants of the sites would not be exposed to noise in excess of the City's standards\) and none of the identified sites are on or adjacent to any hazardous materials sites \(see discussion of Hazards and Hazardous Materials in Section D\).](#) These sites could accommodate a shelter the size of a single-family home (at least six bed capacity) at a minimum; larger shelters are more likely on sites that are 0.25 acres or larger. Government Code Section 65583(a)(4)(I) indicates that capacity for a site shall be demonstrated by dividing the square footage of the site by a minimum of 200 s.f. per person. Based on this standard, the identified sites can accommodate the following: APN 376-090-005 at 29,185 s.f. can accommodate 146 persons, APN 377-020-057 at 40,946 s.f. can accommodate 204 persons, 159-222-015 at 13,503 s.f. can accommodate 67 persons, and 159-222-012 at 13,503 s.f. can accommodate 67 persons. The SC district requires a five-foot front yard setback and does not have rear or side yard setbacks nor a maximum floor area ratio limit, providing flexibility in the design of future shelters. The sites identified each have adequate capacity to accommodate emergency shelters with more than 60 beds apiece that could house the City's most recent unsheltered homeless population count (127 persons).

Program 11 of the Housing Plan will revise the Zoning Ordinance ~~to remove emergency shelters as a permitted use in the LI zone,~~ to reduce the parking requirement to not be higher than comparable uses in the same zone in accordance with the requirements of Government Code Section 65583(a)(4)(A)(ii), to revise the definition of emergency shelter to be expanded to include interim interventions, including but not limited to, navigation centers, bridge housing, and respite or recuperative care consistent with Government Code Section 65583(a)(4)(C), and to allow emergency shelters as a permitted use when ancillary to a church or other religious use.

Supportive and Transitional Housing. Government Code states that transitional and supportive housing shall be considered a residential use and only subject to the restrictions that apply to other residential uses of the same type in the same zone. Transitional housing is defined (Government Code Section 65582(j) and HSC 50675.2(h)) as “buildings configured as rental housing developments, but operated under program requirements that require for the termination of assistance and recirculation of the assisted unit to another eligible program recipient at some predetermined future point in time, which shall be no less than six months.” Supportive housing is defined (Government Code Section 65582(g) and HSC 50675.14(b)) as “housing with no limit on length of stay, that is occupied by the target population as defined in subdivision (d) of Section 53260, and that is linked to onsite or offsite services that assist the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community.”

The City's Zoning Ordinance defines transitional housing as the meaning set forth in HSC Section 50675.2(h) and defines supportive housing as the meaning set forth in HSC Section 50675.14(b). The Zoning Ordinance addresses both transitional and supportive housing as uses allowed subject only to the requirements and restrictions that apply to other residential dwellings of the same type in the same zone.

Government Code Section 65583(c)(3) and Government Code Article 11 (commencing with Section 65650) were revised in 2019 to implement AB 2162, which requires that specified supportive housing developments shall be a use by right in multifamily and mixed-use zones with a streamlined and ministerial review and not be subject to discretionary review (e.g., Use Permit, etc.). For a project to be eligible for the streamlined and ministerial AB 2162 process, it is required to meet specific criteria, including, but not limited to, the following:

- Units within the development are subject to a recorded affordability restriction for 55 years;
- 100 percent of the units within the development, excluding managers' units, are dedicated to lower-income households and are receiving public funding to ensure affordability of the housing to lower-income Californians;
- A specified number of units are designated as supportive housing;
- Nonresidential floor areas are used for onsite supportive services in specified amounts; and

- Units within the development, excluding managers' units, include at least one bathroom and a kitchen or other cooking facilities.

The City may require a supportive housing development subject to this article to comply with objective, written development standards and policies; provided, however, the development is only subject to the objective standards and policies that apply to other multifamily developments within the same zone. The Zoning Ordinance does not allow eligible supportive housing projects by right in multifamily and mixed-use zones as required by Government Code Section 65583(c)(3). Implementation of Program 11 would bring the City into conformance with the current requirements of state law related to supportive housing.

Additional Opportunities Through Flexible Development Standards and City Policies

State housing element law requires that jurisdictions facilitate and encourage a range of housing types for all economic segments of the community. This includes housing to meet the needs of different types of households with incomes ranging from low to above moderate. The City's Zoning Ordinance allows a range of residential uses within the various zoning districts to accommodate a variety of housing types, such as single-family, duplex, multifamily, mobile/manufactured homes, residential care facilities, supportive housing, transitional housing, and emergency shelters. As shown in Table 48, multiple zoning districts in Martinez allow a range of residential uses that are permitted by right while districts also allow additional residential uses with a Conditional Use Permit ("CUP"). CUPs are discretionary permits that address whether a proposed use complies with applicable zoning standards and is compatible with surrounding uses.

The City provides several mechanisms to facilitate the provision of a diversity of housing types to address needs in the community. These mechanisms include the Planned Development ("PD") District and density bonuses in accordance with state law. These regulatory provisions provide additional ways for development proposals to seek relief from development standards for projects that meet community objectives such as affordable and special needs housing. These policies and programs set forth financial and regulatory incentives, concessions, and allowances for development of housing for special needs populations. Such regulations allow flexibility from the base district development standards and are not considered to be constraints on housing development.

Planned Development District

PD Districts are defined in Zoning Ordinance Section 22.21.020 as a mechanism to recognize those existing and permitted large-scale integrated developments, where flexible regulations had been applied to individual developments, and provides more creative and flexible designs for residential development than would ordinarily be permitted in the base residential districts.

A residential PD District is essentially a custom-tailored zoning district that may allow a variety of lot sizes, tenure, and types of housing (zero lot line, couplets, common wall and detached housing, owner and rental) in one development. PD Districts allow variation in location and arrangement (clustering) of units, height requirements, and variation in yards and setbacks. This flexibility encourages preservation of open space, creativity in site design, and provision of neighborhood amenities to increase the quality of design and life of residents. It also allows developers to address specific geological or environmental factors on the site.

The specific purpose of the PD District is to:

- Establish a procedure for the development of large parcels of land to reduce or eliminate the rigidity, delay, and inequity that otherwise would result from application of zoning standards and procedures designed primarily for small parcels.
- Ensure orderly and thorough planning and review procedures that will result in quality urban design.
- Encourage variety and avoid monotony in large developments by allowing greater freedom in selecting the means to provide access, light, open space, and amenities.

- Provide flexibility, consistent with the General Plan, from the rigid land use and development regulations found in base districts to take advantage of unique land use or site characteristics.
- Encourage allocation and improvement of common open space in residential areas, and provide for maintenance of the open space at the expense of those who will directly benefit from it.
- Encourage the preservation of serviceable existing structures of historic value or artistic merit by providing the opportunity to use them imaginatively for purposes other than that for which they were originally intended.
- Encourage the assembly of properties that might otherwise be developed in unrelated increments to the detriment of surrounding neighborhoods.

Density Bonus and Flexible Development Standards

~~Section~~ [Chapter 22.57](#) of the Zoning Ordinance offers provisions for density bonuses and incentives to developers who agree to construct a specified percentage of housing units for very low- or low-income households or for senior citizens, consistent with Government Code Sections 65915 through 65918, as it was adopted at the time the Zoning Ordinance was adopted in 2014. In October 2019, the Governor approved AB 1763, which revised the existing Density Bonus law found in Government Code Section 65915. In general, AB 1763 provides an 80 percent density bonus and four incentives or concessions for housing projects that contain 100 percent affordable units (including the density bonus units, but excluding managers' units) for low and very low-income households. For housing projects that qualify as a special needs or supportive housing development, the legislation eliminates all local parking requirements.

The City's Zoning Ordinance does not address the provisions of State law related to density bonuses and is therefore currently out of compliance with State law. Program 11 of the Housing Plan will ensure that the City updates the Zoning Ordinance to address AB 1763, consistent with current Government Code Sections 65915 through 65918.

Inclusionary Housing Ordinance

Inclusionary housing programs are local policies that create affordable housing for lower income families. The City Council considered an inclusionary housing ordinance in 2008, but the ordinance was not adopted, and the Council instead voted to return the item to staff and the Housing Element/Affordable Housing Subcommittee for development of alternatives to the ordinance as it was proposed. Staff investigated alternatives and found that since the dissolution of redevelopment agencies, the use of inclusionary housing is not as effective a method to provide affordable housing opportunities because the funding no longer exists. However, the use of an inclusionary housing program is a viable method to create and promote the development of affordable housing, and will be further considered in Program 11 of the Housing Plan.

Zoning and Land Use Provisions for a Range of Housing Types

State and federal housing laws encourage an inclusive living environment, where persons of all walks of life can find housing suited to their needs. One-family homes, multifamily homes, emergency shelters, transitional housing, supportive housing, accessory dwelling units, residential care facilities, mobile/manufactured homes, and mobile home parks are accommodated by the City's Zoning Ordinance. As described under the Permitted and Conditional Uses discussion, Program 11 of the Housing Plan will remove constraints associated with these uses to ensure such uses are allowed consistent with the requirements of State law. Additionally, Program 10 of the Housing Plan will ensure that the City monitors the development processes and zoning regulations to identify and remove constraints to the development of housing consistent with federal and state legislation.

Persons with Disabilities (Reasonable Accommodation)

SB 520 became effective on January 1, 2002, and requires local jurisdictions to analyze local government constraints on developing, maintaining, and improving housing for persons with disabilities. In accordance with SB 520 and Government Code Section 65583(a)(7), the City recognizes the importance of providing housing for persons with disabilities. Additionally, Government Code Section 65008 requires localities to analyze potential and actual constraints upon housing for persons with disabilities, demonstrate efforts to remove governmental constraints, and include programs to accommodate housing designed for disabled persons. As part of the Housing Element update process, the City will review Zoning Ordinance development

standards, building code interpretation and enforcement, other regulatory standards, and permit processes for compliance with State accessibility standards. The City will determine whether these requirements are constraints to special housing accommodations for persons with disabilities (such as disabled access within required setbacks or yards), whether the City facilitates alternative housing types with supportive services for persons with disabilities who cannot live independently, and whether conditions of approval are reasonable.

The Lanterman Development Disabilities Act (Lanterman Act) is that part of California law that sets out rights and responsibilities of persons with developmental disabilities. The Lanterman Act impacts local zoning ordinances by requiring the use of property for the care of six or fewer disabled persons to be classified as a residential use under zoning. According to MMC Section 22.04.445, “Residential Congregate Care Facility” means a facility that is operated by a person with all required state and local agency approvals or licenses, where not more than six persons reside or receive care, not including the licensee or members of the licensee’s family or persons employed as facility staff, or as defined and regulated by the HSC. As discussed above under Residential Care Facilities, the City’s Zoning Ordinance permits residential care facilities serving six or fewer people by right in all residential zoning districts with the requirement of a 300-foot separation between facilities. Program 11 in the Housing Plan will ensure that residential care facilities serving six or fewer persons are permitted consistent with the requirements of State law and that residential care facilities serving seven or more persons are permitted in a manner consistent with fair housing opportunities.

The Zoning Ordinance’s definition of family is “an individual or two or more persons related by blood or marriage, or a group of not more than six persons, not including servants, who need not be related by blood or marriage, living as a single housekeeping unit. The limitation of a family to six persons who need not be related by blood or marriage shall not be applied to a family, otherwise complying with this Chapter, with adoptive or foster children.” The definition of “family” would preclude blended households without foster/adoptive children by distinguishing between people who are related and living as a family and those who are unrelated and living as a family (such as roommates or unmarried couples with children or other generations present). The definition does not preclude residential care homes, provided they live as a single housekeeping unit with shared common areas and kitchen and bathroom facilities. Program 11 in the Housing Plan will update the Zoning Ordinance to revise the definition of family consistent with fair housing best practices to accommodate any households living as a single housekeeping unit, regardless of household size and regardless of whether members of the household are related by blood or marriage.

While specific standards are not established for residential care facilities, nursing homes are required to provide one parking space per five beds. Further, per MMC Section 22.36.020, one handicapped parking space is required in a parking lot with 21-50 spaces, and two handicapped spaces are required in a parking lot with 51-100 spaces. When a special needs project proponent requests a reduction in parking requirements and can demonstrate a reduced need for parking, the request would likely be addressed during the review of the reasonable accommodation request. As previously discussed, the City’s Zoning Ordinance does require a minimum distance between two (or more) housing facilities that accommodate individuals with disabilities or other special needs. The City permits housing that accommodates individuals with disabilities without regard to distances between such uses or the number of uses in any part of the City.

Permits and Processing

The City does not impose special occupancy permit requirements or business licenses for the establishment or retrofitting of structures for residential uses serving persons with a disability. The City consistently applies the requirements of the Zoning Ordinance to all residential projects and has not noted any impacts which suggest a limitation on the construction of housing units designed for persons with disabilities. The City has received no complaints from local building contractors or lower income and/or senior housing advocates regarding any impacts on the construction or rehabilitation of housing for persons with physical disabilities created as a result of building codes. Additionally, the City reviews all proposed site plans, as well as areas surrounding proposed developments including but not limited to rights-of-way, curb cuts, sidewalks, and landscaping, to ensure the proposed areas are compliant with Title 24, Housing Accessibility Regulations.

The City defines reasonable accommodations in MMC Section 22.94.442 as providing disabled persons flexibility or removal of constraints in the application of land use and zoning regulations and procedures, or even waiving certain requirements, when necessary to eliminate barriers to housing opportunities. MMC Section 22.34.240 allows a request for reasonable accommodations to be made by any person with a disability, their representative, or any entity, when the application of zoning law or other land use regulation, policy, or practice acts as a barrier to fair housing opportunities. A decision on whether to grant a reasonable accommodation is made by the Community and Economic Development Director, or ~~his/her~~ designee within 30 days after the application is complete. If the request for a reasonable accommodation is related to another discretionary permit, then the request is processed concurrently with that project. A reasonable accommodation request is approved if the following findings are made:

1. The housing will be used by a disabled person;
2. The requested accommodation is necessary to make specific housing available a disabled person;
3. The requested accommodation would not impose an undue financial or administrative burden on the City; and
4. The requested accommodation would not require a fundamental alteration in the nature of a City program or law, including but not limited to land use and zoning.

The reasonable accommodation process is an objective process and does not constrain the ability of a person to receive accommodation for a disability. However, the time frame for an appeal is 10 days (MMC Section 22.06.050) and the appeal process should be extended to allow an appeal to be filed within 30 days of the decision and to provide assistance with filing the appeal. Program 11 will amend the Zoning Ordinance to ensure that the appeals period is extended to 30 days and that assistance is available, should an individual need assistance in filing an appeal on an adverse decision.

Building Codes

Building codes are essential to ensure safe housing, though excessive standards can constrain the development of housing. The City enforces the California Building Standards Code, including the California Building Code (CBC), for existing units, new construction, and residential rehabilitation. State law affords local government some flexibility when adopting the uniform codes; the building codes can be amended based on geographical, topological, or climate considerations. Further, State Housing law provides that local building departments can authorize the use of materials and construction methods other than those specified in the uniform code if the proposed design is found to be satisfactory and the materials or methods are at least equivalent to that prescribed by the building codes. The City has adopted by reference the 2022 Edition of the California Building Code, Volumes 1 and 2, with only minor amendments related to violations and penalties, exempted work, and permit applications.

The City's building code also requires new residential construction to comply with the federal Americans with Disabilities Act ("ADA"), which regulates accessibility for disabled persons. Although these standards and the time required for inspections increase housing rehabilitation or production costs, the intent of the codes is to provide structurally sound, safe, and energy-efficient housing and to address the housing needs of all residents in the community.

The City also enforces CBC Chapter 11A, which addresses the provisions for housing accessibility for people with disabilities and Chapter 11B which addresses the provisions for accessibility to public buildings, public accommodations, commercial buildings, and public housing for people with disabilities. These standards include requirements for a minimum percentage of fully accessible units in new multifamily developments. The City also permits existing and new homes to be retrofitted or fitted for features that provide ~~for~~ accessibility and independent living for persons with disabilities. Further, the City works with applicants who need special accommodations in their homes to ensure that application of building code requirements does not create a constraint.

Universal Design

The current Housing Element has a Universal Design Program in place to promote the construction or modification of homes using design principles that allow individuals to remain in their homes as their physical needs and capabilities change. The

objective of the program is to promote accessibility principals to accommodate a wide range of abilities including children, aging populations, and persons with disabilities by providing features in residential construction that enhance accessibility. Examples of universal design features include:

- Entrances without steps that make it easier for persons to enter the home;
- Wider doorways that enhance interior circulation and accommodate strollers and wheelchairs;
- Lever door handles that are easier to use, especially by parents with an infant or persons with arthritis; and
- Light switches and electrical outlets that are located at a height more convenient and accessible to the elderly.

[On March 20, 2024, the City Council adopted Ordinance No. 1455, amending the Martinez Municipal Code to add Chapter 15.34 \(Universal Design and Accessibility\). The provisions of the regulations apply to new residential development, with the scope of requirements differentiating between buildings with two to four dwellings and larger residential buildings with five or more dwellings.](#) The City [will promote](#) the program by distributing a brochure on universal design available at City Hall and on the City's website. [Additionally, the Planning Manager and Chief Building Official provided training to Building Division staff, including permit technicians, plan check engineers, and inspectors, on the regulations.](#)

Subdivision Ordinance

The City's Subdivision Ordinance (Title 21 of the Municipal Code) defines the City's official requirements governing the division of land into separate parcels for future development. The City's Subdivision Ordinance is patterned after the model version recommended by the State Office of Planning and Research and adheres to the requirements of the State Subdivision Map Act. The requirements for adequate roads, lot size dimensions, provisions for water supply and sewage disposal, and drainage improvements are among the key factors addressed in the Subdivision Ordinance. The regulations have proven valuable in sustaining a cohesive pattern of development with unified street standards that are coordinated with the existing City-street network. These regulations ensure that residential building sites can exist in a safe environment to accommodate a wide range of residential building options desired by the public. Annual monitoring of the effectiveness of these regulations is achieved through input received from the City's Public Works Department, Community and Economic Development Department, and the Contra Costa County Fire Protection District.

Short-term Rentals

The City does not have an ordinance that [specifically](#) addresses short-term rentals; [however, as the City has a permissive Zoning Ordinance and they are not expressly permitted, then they are currently prohibited.](#) ~~There~~ [Despite this prohibition, there](#) are various rentals listed on Airbnb.com and/or VRBO.com; some listings are for the entire home while others are for a single room or guest house. Although some homes are available for rental periods of just a few days, many homes listed on these sites indicate a minimum rental period of at least seven nights. A significant number of short-term rentals in a community has the potential to impact the amount of housing stock available for permanent occupancy. Program 11 in the Housing Plan will update the Zoning Ordinance to define and address short term rentals to address the impact of short-term rentals on permanent housing options in the City.

Growth Control Ordinance / Contra Costa County Measure C and Measure J

As part of the County's Measure C Transportation Improvement and Growth Management Expenditure Program, adopted in 1988, the City was required to incorporate a Growth Management Element into its General Plan. In 2004, County voters approved a 25-year extension to Measure C, known as the Contra Costa County Transportation Sales Tax Expenditure Plan (Measure J). The Growth Management Element includes traffic level of service standards, programs for routes of regional significance, performance standards for public facilities, and a five-year Capital Improvement Program.

The intent of the Growth Management Element is to ensure balance between new urban development and public facilities. Fees collected by the City are used for local street maintenance and improvements (see Local and Regional Transportation Fees discussion above). The Growth Management Element is not considered a constraint to housing development but ensures

that new development can be accommodated by the public facilities systems. Further, it facilitates regional interaction and cooperation in identification and funding of improvements and development.

Code Enforcement

Code Enforcement is the administration and enforcement of public health, safety, and welfare standards set forth by the City of Martinez through Municipal Codes. The City proactively maintains these standards through its partnership with the community to preserve the quality of life for all Martinez residents. The goal of Code Enforcement is to gain voluntary compliance through education. The City has published a flyer called “Keep it Up to Code” to encourage people to keep their properties well maintained.

Code enforcement violations are primarily processed on a complaint-basis. The Code Enforcement Officer receives complaints dealing with everything from the location of trash and recycling receptacles to major public nuisances, and enforcement is not targeted toward specific income groups or neighborhoods. Code Enforcement occasionally works with the Community and Economic Development Department, Public Works Department, Police Department, County Health Department, Fire Department, and the City Attorney’s Office with litigation involving Code Enforcement cases in court.

2. LOCAL DEVELOPMENT PROCESS

As is common in many cities, the City requires developers to obtain a series of approvals, or entitlements, before constructing any new development to ensure that new development is consistent with the City standards of design, health, and safety. The length of the entitlement process can vary greatly depending on the environmental analysis required for the project (see discussion of the California Environmental Quality Act (“CEQA”) in Section 3.3) and requires payment of Planning, Engineering, and Building plan check and permit fees. An analysis of the development approval process and fees indicates the City is not overly restrictive in its requirements for development approval, the processing time required for development, or its fee structure.

The City places an emphasis on customer service and providing developers with assistance early in the development process. Tools such as online display of development standards on the City’s website, the ability to make an appointment with the Planning Division to discuss whether a project will require submittal of a planning application, and Preliminary Project Review assists developers in ensuring that application submittals are nearly complete and in compliance with the Zoning Ordinance on initial application for a development permit. The Preliminary Project Review process also provides developers with a sense of potential conditions of approval for a project, such as installation of infrastructure and frontage improvements, design review conditions, or other potential issues, prior to the application submittal.

Applicable submittal requirements for all application types are outlined in Title 22 of the Municipal Code and in the Planning Department “General Submittal Checklist and Guidelines” handout. All applications, submittal requirements, and fee information are available at the Permit Counter in City Hall and can also be downloaded from the City’s website. The Planning Commission meets twice each month, and projects subject to a CEQA categorical or statutory exemption are usually acted on within eight weeks of submittal of a complete application. The City expedites the planning review process for housing projects because the Planning Commission has both quasi-judicial land use and design review approving authority, so projects do not go through a separate process with a design review body.

Processing Procedures

Each application made for a building permit or entitlements to construct or alter the exterior of a structure is subject to architectural and site design review by the Planning Division prior to issuance of the permit, except as provided in the Zoning Ordinance. The following is a summary of the steps involved with the planning entitlement and, when required, public hearing process for housing development:

Step 1 (Application filed) – The applicant submits a completed Planning Application form along with the necessary plans and materials and application fee as identified on the General Submittal Checklist and Guidelines to Planning Division staff.

Step 2 (Completeness review) – Upon receipt of a complete application, the Planning Division routes the project plans and materials to multiple City departments for their concurrent review and comment, and for recommended conditions of approval. Although the Planning Division is primarily responsible for administering the planning permit process, there is close coordination with all branches of the City government, including the Public Works/Engineering Department, Building Division, Police Department, and the Contra Costa County Fire Protection District. Other outside agencies and organizations may also play a role in the review process, depending upon the circumstances of the application. For example, the State Department of Fish and Wildlife participates in the review of projects involving wetlands, while Caltrans reviews developments involving changes to the right-of-way associated with Highway 4 or 680.

Step 3 (Incomplete notification) – If the application is incomplete, the applicant will be required to submit follow-up information as requested. The time to complete this step varies and is determined by the applicant. If the application was initially found to be complete, this step is skipped.

Step 4 (Environmental review) – The application is reviewed to determine whether the project is exempt from the requirements of CEQA or if an Initial Study is required. Projects in Martinez may be found to be exempt from CEQA under the urban infill exemption. If a Negative Declaration is prepared, environmental review may take up to six months. A Mitigated Negative Declaration may take from six to 12 months and an Environmental Impact Report (“EIR”) may take from 12 to 18 months.

Step 5 (Staff report and COAs) – Once all departments and agencies have reviewed the project, Planning Division staff prepares Conditions of Approval (COAs), which are included within the staff report that is forwarded to the approving authority for its review and consideration, and for public review.

Step 6 (Noticing) – The Planning Division will place the item on the approving authority’s agenda and, if required, prepare a Public Hearing notice for the project (this notice will also include the environmental determination).

Step 7 (Public Meeting) – At the public meeting, testimony is heard on the project and the approving authority takes final action on the project. Note: Permits for new development that include City Council approval of entitlements, such as General Plan Amendments or Rezoning, require two public hearings (one Planning Commission meeting and one City Council meeting). In these cases, the City Council is the final approving authority.

Table 50 summarizes standard application processing times. The time required to process a project varies greatly from one entitlement to another and is directly related to the size and complexity of the proposal, as well as the number of actions or approvals needed to complete the process. Table 50 identifies the typical processing times for most entitlements and the reviewing body for each entitlement. It should be noted that each project does not necessarily have to complete each step in the process (i.e., small scale projects consistent with General Plan and zoning designations do not generally require EIRs, General Plan Amendments, rezones, or variances). Also, certain review and approval procedures may run concurrently. For example, a design review for a multifamily condominium project would be processed concurrently with the subdivision map.

Table 50. Application Processing Times		
Type of Approval or Permit	Typical Processing Time	Approval Body
Preliminary Project Review	2-4 weeks	City Staff
Design Review - Administrative	2-8 weeks	City Staff
Design Review – SF – single house	6-12 weeks	City Staff
Design Review – Discretionary Residential – more than one house	6-12 weeks	City Staff or Zoning Administrator
Design Review – Residential – Planned Unit Development (“PUD”)	16-24 weeks	Planning Commission

Design Review – All Others	6-24 weeks	City Staff, Zoning Administrator, or Planning Commission
General Plan Amendment	24-52 weeks	City Council
Rezoning/Zoning Map Amendment	24 weeks	City Council
Major Subdivision Review – Tentative Map (>4 lots)	6 months – 2 years	City Council
Minor Subdivision Review - Tentative Map (4 lots or less)	16-24 weeks	Planning Commission
Conditional Use Permit	8-16 weeks	Zoning Administrator or Planning Commission
Variance - Administrative	6-12 weeks	City Staff
Variance - Discretionary	8-16 weeks	City Staff or Zoning Administrator
<i>Source: City of Martinez, 2023</i>		

The City also encourages the joint processing of related applications for a single project. For example, a rezone petition may be reviewed in conjunction with the required site plan, a tentative subdivision map, and any necessary variances. These procedures save time, money, and effort from both the public and private sector and could substantially decrease the costs for a developer. It is important to note that some processing timelines cannot be made shorter without violating State laws, particularly as they relate to public noticing, compliance with CEQA, etc. Table 51 outlines typical approval requirements for a single-family infill project, a 48-unit subdivision, and a 100-unit multifamily project, assuming that the land is zoned appropriately.

	Single-Family Unit	Single-Family Subdivision	Multifamily Project
Approval Requirements	Site Plan/Design Review	Tentative Subdivision Map, Improvement Plans, and Grading Plans Design Review Initial Study/Negative Declaration Design Review Final Map	Design Review, including Improvement Plans and Grading Plans Initial Study/Negative Declaration ("IS/MND") or CEQA Exemption
Estimated Total Processing Time	6-12 weeks	Small projects: 1-4 Units – 16-24 weeks Large Projects: 5 or more units – 6 months-2 years	6-24 weeks with CEQA Exemption 6-8 months with IS/MND
<i>Source: City of Martinez, 2022</i>			

City staff avoids any unnecessary timing constraints on development by working closely with developers and property owners to expedite approval procedures. In addition, City staff will assist the developer through the permit processing to ensure a rapid processing time. It should be noted that Tables 50 and 51 assume the following:

1. The applicant and staff meet and discuss the project before submitting the application;
2. The applicant provides a complete application and may need to work with staff to adjust the project before it is initially reviewed and considered by the approving authority;
3. There are not significant environmental issues that would require an Environmental Impact Report; and
4. The approval of the project is not appealed to the City Council.

Administrative Design Review

The City has an Administrative Design Review process that delegates design review authority of small, noncontroversial projects to the Community and Economic Development Director ~~in an effort~~ to expedite the review process without compromising the development review process.

MMC Section 22.12.085.G.1 states that Secondary Housing Units shall be administratively approved by the Community Development Director. There is no other mention of administrative design review as it relates to housing. Program 11 (Paragraph D) in the Housing Plan will ensure the Zoning Ordinance is updated to fully address administrative design review applicability and procedures, including establishing an administrative process for all uses required to be permitted as by-right, ministerial uses under State law.

Design Guidelines

Design Guidelines are typically considered a tool and are intended to provide developers with design criteria guidance and direction early in the planning process. Project reviews pursuant to adopted design guidelines is conducted on a limited basis in specific areas of the City:

- Downtown Martinez, including the Downtown Shoreline District, via the DSP;
- The Civic District, which does not include residential or mixed uses as a principal permitted use or a conditionally permitted use and is thus not applicable to this discussion;
- The Alhambra Valley Specific Plan establishes design guidelines and requires Design Review approval for all development.

The City realizes that minimal or unclear verbal direction costs time and money to the applicant and believes that conveying development standards and guidelines early in the process avoids such pitfalls.

Design Guidelines within the DSP are not excessive and have not been identified as a cost burden by homebuilders in the production of housing. Design Guidelines are also *guidelines*, not standards for development; therefore, many developments meet some but not all the Development Review Design Guidelines and may still obtain design review approval. Although the Design Guidelines could not in any way be construed as overly burdensome or requiring a burdensome level of architectural detail or design, the Planning Commission will typically approve projects if they substantially, but not wholly, meet the Design Guidelines.

Design Guidelines are applicable to limited areas of ~~Martinez~~ [the City](#) and have not been identified as a constraint, the City will be preparing Citywide design and development standards to ensure that residential development is subject to clear, objective standards. This approach ensures that developers understand what is expected of a project and that the requirements are consistently applied across projects. Program 11 (Paragraph H) in the Housing Plan will develop and implement design guidelines to establish objective standards and ensure all findings are objective.

Single-Family Residential Development

Developers seeking approval of a new for-sale single-family development consistent with applicable General Plan and Municipal Code requirements need to only file tentative map (if applicable) and design review applications. Smaller projects (four or fewer units) typically take 16 to 24 weeks to process depending on the complexity of the parcel map and the level of environmental analysis required for the project. Residential projects of five or more units require additional time, due to the processing of a major subdivision map if required. These applications typically take six to 24 months to process and typically include concurrent design review of the project. It is essential to note a parcel map or subdivision map is only required if the development is being sold to the occupant such as for-sale single-family residential and multifamily residential development sold as condominiums.

For projects involving multiple entitlements (i.e., subdivision, design review, use permit, variance, or other entitlement) and environmental review mandated by CEQA, all entitlements and environmental analysis are processed concurrently.

Multifamily Residential Development

Developers seeking approval of multifamily rental developments consistent with applicable General Plan and zoning requirements file a design review application that typically takes between 2-two to 8-eight months to process depending on the level of environmental review required for the project and whether the applicant is seeking multiple entitlements for the project (i.e., a use permit or variance). Regarding environmental review, Planning Division staff seeks to exempt housing developments constructed on sites of less than 5-five acres in size where the project will not result in an environmental impact from CEQA under CEQA's various exemptions, including CEQA Guidelines Section 15332, Infill Development Projects, whenever possible.

Use Permit Process

A use permit is typically processed in 8–16 weeks once the application is deemed complete. In addition to the application and fee, the applicant must submit a written project summary, statement of how the proposal will meet the findings for approval based on appropriate sections of the Municipal Code, a site plan, a floor plan, elevation drawings, color and materials board, and landscape plan.

Granting of a use permit is a discretionary decision by the Zoning Administrator or Planning Commission, which must make specific findings that the use will not be detrimental to the city or surrounding neighborhood and is consistent with the zoning and General Plan and will not create a nuisance or enforcement problem, among other findings. The Zoning Administrator or Planning Commission may impose reasonable COAs to the granting of a use permit as it considers necessary to: (1) carry out the purpose and intent of the Municipal Code and the land use district in which the property is located; (2) comply with the General Plan; (3) protect the public health, safety, and general welfare; and (4) ensure that the operation of the use is compatible with existing and potential uses on properties in the surrounding area.

The Municipal Code does not explicitly define “compatible,” which could be a constraint. Program 11 (Paragraph H) of the Housing Plan will ensure that Chapter 22.04, Definitions, are expanded and updated to ensure that projects are reviewed consistently.

Post-Planning Entitlement Procedures

Plan check review of construction level site development documents submitted to the Engineering Department after tentative map and/or design review approval may take up to four months and require review of grading and improvement plans, soils reports, hydrology calculations, compliance check with conditions of project approvals, and approval of final maps, when applicable. Plan check review of building permits by the Building Division may take 45 days and entails review for compliance with conditions of approval and adopted building codes. Permits for large single-family subdivisions may take one to three weeks longer due to additional review and approval of individual plot plans for compliance with the building code, conditions of approval, and mitigation measures identified in the CEQA documentation.

Streamlined Review and Objective Design Standards

California legislation has been adopted to address the housing shortage within the State, requiring a streamlined and ministerial process for specific residential developments. SB 330 (Housing Crisis Act of 2019) provides for streamlined review and preliminary application for qualified housing development projects to increase certainty in the development review process. SB 35 (Government Code Section 65913.4) requires the availability of a streamlined ministerial approval process for developments located in jurisdictions that have not yet made sufficient progress towards their required allocation of the regional housing need. For a project to be eligible for streamlining pursuant to SB 35, it must:

- Contain at least two multifamily units;
- Provide a specified level of affordability;

- Be located on an eligible site in an urbanized area or urban cluster;
- Comply with residential or mixed-use General Plan and Zoning provisions; and
- Comply with other requirements, such as locational and/or demolition restrictions.

A streamlined and ministerial review per State legislation requires projects to be reviewed against existing objective standards, rather than through a discretionary entitlement process, in specified timeframes. Residential development that is a permitted use by right is not required to go through a discretionary process. However, there is potential for multifamily projects with an affordable component to be eligible for the streamlining provisions of SB 35, but to require a degree of discretionary review under current zoning requirements, such as a CUP for certain multifamily projects in the residential and commercial zoning districts or projects requiring design review. The City's design review provisions are somewhat subjective in nature and demonstrate preferences or characteristics for consideration while allowing discretion and flexibility, and as such, cannot be enforced through a streamlined ministerial process. Consistent with existing State law, objective standards are those that involve no personal or subjective judgment by a public official and are uniformly verifiable by reference to an external and uniform benchmark.

The City has not adopted objective zoning standards and design standards to allow eligible projects to be permitted through a streamlined ministerial review. A streamlined and ministerial review removes multiple constraints to residential development including financial, time, and environmental constraints. Program 11 in the Housing Plan provides for revisions to the Zoning Ordinance to identify a streamlined approval process and objective zoning and design standards for eligible residential projects per Government Code Section 65913.4.

Planned Unit Development (“PUD”)

The approval of a PUD Plan constitutes a rezoning of the property and zoning text amendment applicable to the property and establishes the specific requirements for development and use of the site consistent with the General Plan and any applicable Specific Plan. In approving a PUD Plan, the City Council may modify zoning regulations prescribing development standards, including but not limited to those relating to building height, yards and setbacks, open space area, lot size requirements, parking and loading, and other development standards.

Approval of a PUD could take between 16 to 24 weeks to process depending on the number and complexity of required additional/concurrent entitlements (including but not limited to a tentative map, site plan, or other development project application) and environmental analysis.

In all instances, the proposed PD District must be found to be consistent with the General Plan, including density; however, all other development standards such as setbacks, parking, height limits, and lot coverage are determined by the developer in the creation of the site plan. This flexibility in development standards afforded through the PD District process allows developers to submit plans for small-lot single-family, attached townhouses, clustered development, and other site plans to support a variety of types of residential development.

No PUD Plans for submitted for review and approval during the 2015-2023 Housing Element.

~~CEQA~~ (California Environmental Quality Act (“CEQA”) and Related Consultation

[Public Resources Code](#) Section 21082 ~~of the Public Resources Code~~, referred to as the California Environmental Quality Act of 1970 or "CEQA", requires all projects subject to discretionary review by the City adopted guidelines consistent with the CEQA Guidelines to assure compliance with State law pertaining to environmental review. Since there is uncertainty as to what specific environmental impacts a development might have there is also a lack of predictability of how long it can take to negotiate this process before a project can be approved by the City. In some instances, a project can be exempt from environmental review which has very little impact on the timing or costs of review. However, in other instances where a project

may be found to have a potential adverse impact on the environment, the environmental review process can take over a year to complete, undergoing thousands of dollars in environmental review, prior to consideration by the hearing authority.

Native American Consultation

State law requires consultation with Native American tribes prior to approval of a General Plan Amendment or projects undertaking CEQA review. The consultation related to CEQA review seeks to protect tribal cultural resources under CEQA. AB 52 requires that agencies undertaking CEQA review must, upon request of a California Native American tribe, begin consultation as part of a project review to consider impacts to “tribal cultural resources.” A tribal cultural resource is defined as a site, feature, place, cultural landscape, sacred place, or object with cultural value to a California Native American tribe, which may include non-unique archeological resources. Consultations can have an impact on project budgets and timing. Martinez regularly consults with local tribes concerning projects, and thus far, these consultations have not resulted in any impediments to the development review process.

State and Other Requirements

Certain steps in the development process are mandated by the State rather than local law and may result in additional time and costs to developers. Accordingly, these costs are eventually passed on to the consumer. While builders often argue that local government delays and red tape factor into the high cost of housing, they may be unaware that these requirements are often outside of local control. Potential State-mandated development review requirements include but are not limited to:

- Enforcement of California Building Code including Title 24 Building and Energy Efficiency Standards.
- Filing and review of tentative parcel, tract, and final maps consistent with the requirements of the Subdivision Map Act. The act requires local jurisdictions to process completed applications for tentative maps within 50 days.
- Compliance with the CEQA. To fulfill required environmental analysis, the City must make a determination as to whether a project can be cleared with a Categorical or Statutory Exemption, or require additional environmental analysis through the preparation of an IS/MND or EIR. Each level of CEQA analysis contains minimum public review periods (ranging from ~~0~~-zero days for an exemption to over 45 days for an EIR) and minimum posting requirements.
- Adherence to Regional Water Quality Control Board and California Department of Fish and Wildlife regulations/opinions as they pertain to grading, drainage, and wildlife habitat.
- Implementation of regulations under the federal Clean Water Act and National Pollutant Discharge Elimination System (“NPDES”) Program.

Local governments are required by law (Assembly Bill 844) to complete the processing of most discretionary actions six months from the date the application is deemed complete and within one year if an EIR is required. In some instances, the City allows parallel tracking of Engineering Department and Building Division permit review of projects during the Planning Division entitlement process. Developers may submit plans to the [Engineering-Public Works](#) Department and Building Division for plan check prior to a Zoning Administrator, Planning Commission, or City Council decision subject to the discretion of the City Engineer. These concurrent applications are considered “at risk,” and developers are not provided refunds in plan check fees if the project is not approved as proposed. Therefore, the practice is only recommended for projects that are noncontroversial and small in scale.

3. FEES AND EXACTIONS

The City collects fees and exactions from developments to cover the costs of processing permits and providing the necessary services and infrastructure related to new development. Most planning fees are calculated based on the average cost of processing a particular type of application. More complicated projects, such as those involving rezoning or General Plan amendments, are required to enter into a Cost Recovery Agreement (“CRA”) where the applicant pays for the actual documented time and materials to process the application.

The City requires various permit and development fees to cover the cost of processing development requests, providing public facilities and services to new development, and mitigating the environmental impacts of new development. Although these

fees are needed to provide services necessary for health and safety and to meet State environmental mitigation requirements, they can have a substantial impact on the cost of housing, particularly affordable housing.

Residential development is assessed fees by the City, County, and school district to cover the costs of infrastructure improvements and maintenance, and the provision of services. Fees are also charged to cover the costs of City staff's review and processing of applications and permits related to housing development. When a project requires a CRA, the developer pays an initial deposit toward the costs that will be accrued by staff and/or consultants to process the application. The actual time and materials spent to process the project application is then deducted from the deposit amount and any unspent remainder is refunded. If staff time and materials exceed the initial deposit, the project applicant is required to pay the outstanding costs, consistent with the CRA.

Other types of exactions include land dedication, which may be required of residential development for rights-of-way or as an alternative to the park development fee, in addition to on-site improvements that are necessary for the public health, safety, and welfare. On-site improvements may include water, sewer, and other utility line extensions; street construction; and traffic control device installations (or a pro-rated portion thereof) that are reasonably related to a project.

Table 52 details the City's current planning, engineering, public works, and building fees (or deposits where a CRA is required) for project entitlements and development impact fees, including those of outside agencies, for project development. In addition to the City's fees, outside agency fees are also applicable to development in Martinez as described below.

Table 52. Development Project – Planning, Engineering, and Building Fees	
Fee Title	Fee
Planning	
Preliminary Project Review (non-single family)	\$1,375
Preliminary Project Review (single family)	\$810
Design Review – Administrative	\$410
Design Review – SF (single family unit) – single house	\$810
Design Review – Residential: more than one house (per project)	\$3,215
Design Review – Residential: PUD (per project)	\$5,825
Design Review – All others	\$1,040
General Plan Amendment	\$5,000 initial chargeable deposit (\$179/Planning Division staff hour)
Rezoning	\$5,000 initial chargeable deposit (\$179/Planning Division staff hour)
Major Subdivision Review Tentative Map Phase (>4 lots)	\$6,925+\$240/lot
Minor Subdivision Review Tentative Map Phase (4 lots or less)	\$3,830+\$240/lot
Use Permit: SF	\$525 or \$5,000 initial chargeable deposit
Use Permit: Planned Unit Development	\$1,700 or \$5,000 initial chargeable deposit
Use Permit: Zoning Administrator	\$700
Use Permit: all others	\$1,750 or \$5,000 initial chargeable deposit
Engineering	
Major Subdivision Tentative Map phase	\$3,915 +\$540/lot
Minor Subdivision Tentative Map phase	\$3,920
Major Subdivision Improvement Plan Check	\$16,955+\$1,310/lot (with \$10,000 security deposit)
Major Subdivision Stormwater Control Plan Review	\$1,740+\$180/lot
Minor Subdivision Improvement Plan Check	\$10,435+\$1,310/lot (with \$5,000 security deposit)

Minor Subdivision Stormwater Control Plan Review ¹	\$1,045+\$180/lot
Single Family Residence Plan Check	\$6,865 (with \$2,500 security deposit)
Subdivision Map checking	\$3,260+\$655/lot
Building	
General Building Permit Fee Valuation \$1-\$1,500	\$88 base fee
General Building Permit Fee Valuation \$1,501-\$2,000	\$112 base fee
General Building Permit Fee Valuation \$2,201-\$25,000	\$170 base fee + \$34.50 per \$1,000 increment
General Building Permit Fee Valuation \$25,001-\$50,000	\$965 base fee + \$24.96 per \$1,000 increment
General Building Permit Fee Valuation \$50,001-\$100,000	\$1,591 base fee + \$17.29 per \$1,000 increment
General Building Permit Fee Valuation \$100,001-\$500,000	\$2,445 base fee + \$13.85 per \$1,000 increment
General Building Permit Fee Valuation \$500,001-\$1,000,000	\$7,992 base fee + \$11.73 per \$1,000 increment
General Building Permit Fee Valuation \$1,000,000 or greater	\$13,859 base fee + \$7.77 per \$1,000 increment
Environmental	
Environmental Review: initial study/negative declaration	Consultant Cost (borne by applicant) + \$5,000 initial chargeable deposit for City legal and planning review (\$179/Planning staff hour)
Environmental Review: expanded initial study/mitigated negative declaration	N/A (to be covered within fee listed above)
Environmental Review: EIR	\$1,450 or Consultant Cost (borne by applicant) + \$5,000 initial chargeable deposit for City legal and planning review (\$179/Planning Division staff hour)
Environmental Review: mitigation monitoring or special studies	\$3,215 or Consultant Cost (borne by applicant) + \$5,000 initial chargeable deposit for City legal and planning review (\$179/Planning Division staff hour)
Environmental Review: State Dept of Fish & Wildlife	Current Department of Fish and Wildlife (DFW) CEQA review fees
¹ Minor subdivision is used to estimate multifamily fees as multifamily fees are collected on an hourly basis.	
Source: City of Martinez Master Fee Schedule, Last Revised April 4, 2019 and Planning Fee Schedule, Effective July 1, 2019	

In addition to entitlement fees, residential developments are also subject to development impact mitigation fees as detailed by Table 53.

Table 53. Impact Fee Schedule		
Impact Mitigation Fees	Single-family residential (per unit)	Multifamily residential (per unit)
Martinez Unified School District ("MUSD")	\$4.79 per square foot	\$3.30 per square foot
Transportation	\$2,221	\$1,528
Parks & Recreation	\$2,509	\$1,834
Park In-Lieu	\$5,095	\$3,723
Cultural Facilities	\$3,373	\$2,466
Police Facilities	\$411	\$411
Childcare Facilities	\$432	\$86
- Total	\$14,041 + school fees	\$10,048 + school fees
Source: City of Martinez Master Fee Schedule, Last revised April 4, 2019, and MUSD Schedule of Applicable School Fees, Last revised 10/7/2022		

Table 54 compares the estimated total City fees, including planning, building, engineering, and development impact fees for a single-family unit and multifamily unit. Additionally, the calculations assume that the single-family residential homes average 1,750 square feet while the multifamily development averages 925 square feet per unit. Residential projects in Martinez would be required to pay fees ranging from approximately \$42,176 for a single-family unit (built on an existing lot), \$38,014 per unit in a 50-unit single-family subdivision, and \$22,498 per unit in a 48-unit multifamily subdivision.

As part of this Housing Element Update, the City has considered all fees incurred by the development community as a potential constraint on housing supply and affordability. The City will continue to process applications for housing development and provides incentives for the production of affordable housing, including fee deferral and/or reimbursement (see Housing Program 1). The City has reviewed its fees and considered the fees of neighboring jurisdictions and, in concert with ongoing development and input from development community, has determined that the City’s fees do not constrain housing supply or affordability.

Table 54. Total Fees for Typical Single- and Multifamily Units			
Development Type	Single-Family Unit	Single-Family Subdivision	Multifamily Project
Development Assumptions			
Number of Units	1	50	48
Square Feet per Unit	1,750	1,750	925
Total Square Feet	1,750	87,500	46,250
Planning and Engineering Entitlement Fees and Building Permit Fees			
Preliminary Project Review	\$810	\$1,375	\$1,375
Design Review	\$810	\$3,215	\$3,215
Planning Subdivision Review	\$0	\$18,925	\$7,165
Engineering Subdivision Plan Check	\$0	\$30,915	\$4,455
Single Family Residence Plan Check	\$6,865	\$0	\$0
Subdivision Improvement Plan Check	\$0	\$82,455	\$0
Subdivision Map Checking	\$0	\$36,010	\$0
CEQA Categorical Exemption	\$0	\$25,000	\$25,000
Major Subdivision Stormwater Control Plan Review	\$1,920	\$10,740	\$1,920
Minor Subdivision Stormwater Control Plan Review ¹	\$1,225	\$10,045	\$1,225
Building Permit Fees	\$7,985 ²	\$399,250 ²	\$350,040 ²
Subtotal Fees	\$8,485	\$197,895	\$41,210
City Development Impact Fees			
Transportation	\$2,221	\$111,050	\$73,344
Parks & Recreation	\$2,509	\$125,450	\$88,032
Park In-Lieu	\$5,095	\$254,750	\$178,704
Cultural Facilities	\$3,373	\$168,650	\$118,368
Police Facilities	\$411	\$20,550	\$19,728
Childcare Facilities	\$432	\$21,600	\$4,128
Subtotal Fees	\$14,041	\$702,050	\$482,304
Other Development Impact Fees			
MUSD School Fees (s.f.)	\$8,383	\$419,125	\$146,520

Central Contra Costa Sanitary District (“CCCSD”) Wastewater Connection Application and Inspection Fees	\$1,860	\$111,300	\$26,000
CCCSD Wastewater Capacity Fees	\$9,211	\$460,550	\$374,482
Contra Costa Water District (“CCWD”) Water Service	\$29,899	\$1,494,950	\$746,880
Subtotal Fees			
Total Fees			
Total Fees Per Unit			
<p>¹Minor subdivision is used to estimate multifamily fees as multifamily fees are collected on an hourly basis. ²Assumes valuation of \$500,000 per single family unit and \$350,000 per multifamily unit</p> <p>Source: City of Martinez Master Fee Schedule, Last Revised April 4, 2019; Central Contra Costa Sanitary District, Ordinance No. 321, April 1, 2022; Central Contra Costa Sanitary District, Ordinance No. 324, June 16, 2022; Contra Costa Water District New Service Fees, April 1, 2022</p>			

Table 55 compares the development fees for a single-family unit and multifamily unit in Martinez to Contra Costa County and the cities of Concord, Pleasant Hill, and Walnut Creek. Development fees throughout Contra Costa County vary widely due to the different needs of individual communities and the different fee programs adopted by local agencies serving the individual communities. The City of Martinez’s fees, which include planning, development impact, and outside agency fees, are lower than other local jurisdictions, except for the City of Concord, as shown below and do not constrain the development of housing.

Table 55. Comparison of Development Fees within Contra Costa County		
Jurisdiction	Single-Family Unit Development Fee	Multifamily Unit Development Fee
City of Martinez	\$42,176	\$22,498
Contra Costa County ^{1,2}	\$57,335	\$55,620
City of Pleasant Hill ²	\$60,000	\$43,000
City of Concord ²	\$33,472	\$7,700
City of Walnut Creek ²	\$105,634	\$36,286
<p>¹Fees for Bay Point area ²Fees are comprehensive and consistent with the approach provided by the City of Martinez, except that Walnut Creek does not include water connection fee and has inclusionary housing fees. Source: City of Martinez, 2022; Contra Costa County, Revised HCD Draft Housing Element, 2023; City of Pleasant Hill Draft Housing Element, 2022; City of Concord, 2022; City of Walnut Creek, 2022</p>		

4. TRANSPARENCY

Government Code Section 65940.1 requires the City to make the following available on its website:

- A current schedule of fees, exactions, and affordability requirements applicable to a proposed housing development project, presented in a manner that clearly identifies the fees, exactions, and affordability requirements that apply to each parcel and the fees that apply to each new water and sewer utility connection.
- All zoning ordinances and development standards adopted by the city or county presenting the information, which shall specify the zoning, design, and development standards that apply to each parcel.
- The list(s) that specify in detail the information that will be required from any applicant for a development project, pursuant to Government Code Section 65940.
- The current and five previous annual fee reports or the current and five previous annual financial reports, that were required pursuant to subdivision (b) of Section 66006 and subdivision (d) of Section 66013.
- An archive of impact fee nexus studies, cost of service studies, or equivalent, conducted by that city, county, or special district on or after January 1, 2018.

To provide financial transparency, the City provides an archive of annual budgets from 2013 through 2029 as well as its most recent annual comprehensive financial report. While AB 1600 requires the City to provide an archive of the annual development impact fee reports, these reports are not currently available online. The City also provides a link to the Zoning Ordinance, General Planning Application Form, General Planning Application Submittal Checklist, as well as a Planning Application Fee Schedule. This fee schedule does not include development impact fees (which are in the Master Fee Schedule). Program 14 in the Housing Plan ensures that the City will make all required information available on its website, consistent with the transparency requirements of State law.

B. NON-GOVERNMENTAL CONSTRAINTS

Governmental Code Section 65583(a)(5) requires a Housing Element to contain an analysis of potential and actual non-governmental constraints upon the maintenance, improvement, or development of housing for all income levels, including the availability of financing, the price of land, and the cost of construction. The cost parameters of these elements fluctuate significantly in response to a wide variety of local, State, natural, and global economic and social events.

The influence that City government has on these factors is negligible. As regional and State economic conditions change, the demand and supply of affordable housing is impacted. Historically, the cost of housing in general in Contra Costa County, relative to other Bay Area counties, has been considered moderate.

1. DEVELOPMENT COSTS

Land Costs

The cost to develop housing is influenced by the cost of the raw land, the cost of holding the land during the development process, and the cost of providing services to meet City standards for development. The cost of raw land is influenced by variables such as scarcity, location, availability of public utilities, zoning, general plan designation, and unique features like trees, water frontage, and adjoining uses. As shown in Table 56, a Zillow review of recently sold lots indicates that land prices ranged from approximately \$160,377 to \$2.28M per acre for unentitled land that would require planning entitlements and permit processing prior to development. These lots include infill lots ranging from \$32,500 to \$340,000, with a typical infill lot running approximately \$160,000.

Table 56. Price of Land – For Sale and Recently Sold in Martinez Area				
Address	Sale Price	Sale Date	Lot Size	Price per Acre
3100 Castro Street	\$275,000	Currently for sale	4,792 s.f.	\$2,499,791
104 Warren Street	\$225,000	Currently for sale	5,227 s.f.	\$1,875,072
Green Street	\$296,000	1/7/2022	5,663 s.f.	\$2,276,843
O C Street	\$200,000	Currently for sale	5,663 s.f.	\$1,538,407
O Green Street	\$324,900	Currently for sale	5,663 s.f.	\$2,499,143
O Berrellesa Street	\$32,500	6/21/2022	6,000 s.f.	\$235,950
O Hilmer Avenue	\$39,000	9/12/2022	6,050 s.f.	\$280,800
2381 Pacheco Boulevard	\$125,000	4/25/2022	6,970 s.f.	\$781,205
4049 Camino Vinedo	\$287,500	Currently for sale	6,970 s.f.	\$1,796,772
O Central Avenue	\$104,000	2/8/2022	8,276 s.f.	\$547,395
O Fig Tree Lane	\$284,900	Currently for sale	0.51 acres	\$558,627
O Wanda Way	\$85,000	7/29/2022	0.53 acres	\$160,377
Vista Way	\$250,000	6/10/2022	0.66 acres	\$378,788
33 Wanda Way	\$340,000	8/25/2022	1.34 acres	\$253,731
150 Hillside Lane (unincorporated)	\$999,900	Currently for sale	2.3 acres	\$434,739
5060 Milano Way	\$2,200,000	Currently for sale	1.7 acres	\$1,294,118
Source: www.zillow.com (December 2022)				

Cost of Construction

Construction cost is determined primarily by the cost of labor and materials. The relative importance of each is a function of the complexity of the construction job and the desired quality of the finished product. As a result, builders are under constant pressure to complete a job for as low a price as possible while still providing a quality product. This pressure has led (and is still leading) to an emphasis on labor-saving materials and construction techniques.

Homebuilder Digest provides estimates for the average cost of labor and materials for various levels of construction. In the Oakland area, the Homebuilder Digest indicates hard costs (material fees, labor, landscaping, and utilities) normally range from \$400 to \$500 per square foot and \$550 per square foot for mid-range homes.

Although construction costs are a substantial portion of the overall development cost, they are consistent throughout the region and therefore are not considered a major constraint to housing production in Martinez. Following the Coronavirus Disease 2019 (COVID-19) pandemic, supply chain issues have increased construction costs, which is anticipated to continue in the near-term. However, on February 22, 2023, during a stakeholder meeting with the development community, it was observed that costs of certain construction materials are starting to decrease to their pre-pandemic levels.

Construction cost increases, like land cost increases, affect the ability of consumers to pay for housing. Construction cost increases occur due to the cost of materials, labor, and higher government-imposed standards (e.g., energy conservation requirements). The development community is currently producing market rate for-sale housing that is affordable to moderate and above moderate-income households.

Cost and Availability of Financing

Financing is critical to the housing market. Developers require construction financing and buyers require permanent financing. The two principal ways in which financing can serve as a constraint to new residential development are the availability and cost of construction financing and the availability and cost of permanent financing.

- If financing is not easily available, then more equity may be required for developing new projects and fewer homebuyers can purchase homes, since higher down payments are required.
- Higher construction period interest rates for developers result in higher development costs. For homebuyers, higher interest rates translate into higher mortgage payments (for the same loan amount), and therefore reduce the purchasing power of homebuyers.

Homebuyer Financing

On December 14, 2022, the reported average rate for a 30-year mortgage was 6.33 percent (Freddie Mac, 2022) and a 52-week average rate of 5.22 percent. For homebuyers, it is necessary to pay a higher down payment than in the recent past, and demonstrate credit worthiness and adequate incomes, so that loan applications meet standard underwriting criteria. While adherence to strict underwriting criteria was not required during the early and mid-2000s, the return to stricter standards is consistent with loan standards prior to 2001.

2. MARKET CONDITIONS

Most developers respond to market conditions, both in the project design in terms of density and unit sizes, and in terms of the timing between receiving entitlements and applying for building permits.

Building Permit Timing

Typically, single-family home developers apply for the first building permits for a subdivision upon receipt of a grading permit. For simple projects or projects that must remain static in their design, building permits may be processed concurrently with grading plan reviews. Building permits typically take 60-90 days, assuming two to three plan checks. Building permits can be issued in as few as 30 days if there are no corrections, but this is rarely the case for residential subdivisions or multifamily projects.

During the 5th Cycle, developers were slow to request building permits, with the average time for a building permit ranging from 4.7 years for single family units, 7.9 years for single family attached units, and 5.74 years for multifamily units. While these average time periods are lengthy, these are not anticipated to reflect future development. Building activity has increased, with the bulk of the City's 5th Cycle permitting activity occurring in 2021 and 2022. It is anticipated that in the 6th Cycle, projects will continue to request building permits in a timelier fashion (similar to the rates of 2021 and 2022) if the current residential demand and stronger housing market continues. Affordable projects may take longer to request building permits following project approval. This is due, in part, to the need for these projects to assemble funding and financing to make the development feasible. Affordable housing projects will often need to go through several funding rounds to procure adequate tax credits and/or project-based rental assistance and may request building permits years after receiving project approval.

Approved and Built Densities

As discussed in Section III.A.1, Land Use Controls, the General Plan and Zoning Ordinance regulate the residential densities for each land use and zoning designation. Future development must be consistent with the allowed densities anticipated by the City's General Plan, Specific Plans, and Zoning Ordinance. However, while the City's regulations identify minimum and maximum densities that may be developed in the City, individual developers may opt to build at the lower, mid-range, or higher end of allowed densities. If developers choose to develop at the lower end of allowed residential densities, this could result in significantly fewer units at full buildout of ~~the City~~ [Martinez](#) and result in an overall lower contribution to the City's RHNA. In recent years, developments in Martinez have typically occurred at or slightly below the maximum permitted densities, as shown in Table 57 with an average density of 98 percent of the permitted density. The Amare Apartments proposed units at 104 percent of the maximum allowed density through density bonuses.

Table 57. Building Permit Timing and Densities					
Project / Address	Project Description	Zoning/Permitted Density	Project Density	Entitlement Approved	Building Permit Issued
Entitled					
Amare Apartments APNs: 161400-009, 161-400-010	183 multifamily units, including 9 very low-income units on 6.06 acres. Project received density bonus with concessions for hillside density, building separation, parking stall depth, rear building setback, drive aisle width, height exception, and parking lot landscaping.	M-R-1.5/PA – Up to 29 units/acre	30.2 du/ac – 104% of permitted density	10/11/2022	Not yet requested
Traditions at the Meadows	65 single family lots and a public park on 26.77 acres	R-7.5 – Up to 5.8 units/acre	2.43 du/ac = 42% of permitted density	5/15/2018 – subsequent legal challenges resulted in revisions to the original project approval and delayed project construction	Building permits have been requested in phases. 21 units – 2022 21 units have received permits to date.
Muir Heights (Laurel Knoll) 370 Muir Station Road	75 townhomes on 6.83 acres	Rezoned from R-40 (1.09 units/acre) to R-3.5 (12.44 units/acre)	10.99 units/acre – 88% of permitted density	7/28/2015 Planning Commission Approval of Design Review 07/24/2013 City Council Approval of Tract 9263, PUD rezone, and CEQA	Building permits have been requested in phases. 8 units – 2/6/2021 10 units – 5/4/2021 10 units – 12/6/2021 62 units have received permits to date.
Portside Lofts 600-610 Ferry Street	13 apartments (1 very low income), 1,800 s.f. commercial (underutilized) on 0.21-acre	CC: DSP Downtown Core: 29 du/ac and up to 43 du/ac with CUP	61.9 du/ac – 213% of permitted density	6/8/2021	Building Permit Submitted – not yet issued.
901 Estudillo Street APN 372-392-014	12 multifamily units on 0.39 acres	PA: 29 du/ac	30.8 du/ac – 106% of permitted density	9/02/2015	12/22/2020 – Still under construction
Brookside Assisted Living Expansion	42 new beds on 1.13 acres (40 beds existing)	R-6.0 – Up to 7.26 du/ac	--	4/26/2022	Not yet requested.

Table 57. Building Permit Timing and Densities

Project / Address	Project Description	Zoning/Permitted Density	Project Density	Entitlement Approved	Building Permit Issued
6 and 10 Carquinez Scenic Drive	2 new single-family unit on 2 SF lots	R-2.5– Up to 12 du/ac; with slope density limitations	100% of permitted density; no ADUs	7/13/2021	Not yet requested
0 Harbor View Drive	1 single-family unit	R-40 – Up to 1 du/ac	100% of permitted density; no ADU	02/28/2023	Not yet requested
2108 Valente Drive	1 new ADU	R-6.0 – Up to 7.26 du/ac	100%	02/28/2023	Not yet requested
Pending Approval or Completion					
4815 Venner Drive	Single-family unit and ADU	R-6.0 – Up to 7.26 du/ac	100% of permitted density	--	--

Source: City of Martinez APRs, 2019-2021; City of Martinez, 2023

3. AFFORDABLE HOUSING DEVELOPMENT CONSTRAINTS

In addition to the constraints to market-rate housing development discussed above, affordable housing projects face additional constraints. While there is a range of sites available for potential affordable housing projects, as well as projects that focus on special needs populations, there is very little financial assistance for the development of affordable housing.

Multiple funding sources are needed to construct an affordable housing project, since substantial subsidies are required to make the units affordable to extremely low-, very low-, and low-income households. It is not unusual to see five or more financing sources required to make a project financially feasible. Each of these sources may have different requirements and application deadlines, and some sources may require that the project has already successfully secured financing commitments. Since financing is so critical and is also generally competitive, organizations and agencies that provide funding often can effectively dictate the type and sizes of projects. Thus, in some years senior housing may be favored by financing programs, while in other years family housing may be preferred. Target income levels can also vary from year to year.

This situation has worsened in recent years with State requirements for housing increasing significantly, with only modest changes in funding. Further, limited amounts of housing funds are available, and the process to obtain funds is extremely competitive. Tax credits, often a fundamental source of funds for affordable housing, are no longer selling on a one-to-one basis. In other words, once a project has received authorization to sell a specified amount of tax credits to equity investors, the investors are no longer purchasing the credits at face value, but are purchasing them at a discount. (Tax credits are not worth as much to investors if their incomes have dropped.)

C. PUBLIC FACILITIES AND INFRASTRUCTURE

The City requires that developers complete certain minimum site improvements in conjunction with new housing development. Water, sewer, drainage, police, fire, parks, schools, and transportation will require improvements in capacity to treat and distribute water, to treat sewage, to handle run-off, and to provide sufficient space and capacity for public safety, recreation, education, and movement of people and goods. Required improvements include the construction of streets, curbs, gutters, and sidewalks and, where necessary, the installation of water mains, fire hydrants, sewer mains, storm drainage mains, and streetlights. These standards are typical of many communities and do not adversely affect the provision of affordable housing in Martinez. However, whenever a developer advances the costs for improvements not located on the development project, which may be required as a condition of such development project, the developer shall be entitled to reimbursement for that part of the required improvement which contains supplemental size, capacity, number, or length for the benefit of property not within the development project. In each case, the cost of expansion most likely will be financed through development fees, exactions, assessment districts, or some combination of these.

Site Improvements

Site improvements are an important component of new development and include water, sewer, circulation, and other infrastructure improvements needed to make development feasible. Martinez requires the payment of fees for the provision of off-site extensions of water, sewer, storm drain systems, roads, and other public infrastructure improvements or construction.

Requiring developers to construct site improvements and/or pay fees toward other infrastructure costs, the provision of public services, and needed utility systems increases the cost of housing; however, it is a necessary cost of development that ensures residential development is properly served with services and facilities. The cost of constructing frontage improvements is passed on to the developer to offset limited public resources due in part to the passage of Proposition 13 in 1978, which significantly compromised a jurisdiction's ability to raise property taxes to finance infrastructure and public improvements.

Most multifamily residential developments are single-parcel, infill developments and can take advantage of existing roadways, utilities, and other improvements that serve the sites. This reduces the total cost to developers who are developing high-density infill projects. The City provides incentives for these types of projects such as reductions in minimum parking standards and credits for previous development when calculating fees for water and sewer connections. When a project, such as a large-scale subdivision on previously undeveloped land, is accepted, frontage improvements would include, but not be limited to:

- Construction of streets, curbs, gutters, and sidewalks;
- Installation of water, sewer, and storm drain facilities;
- On-site drainage and compliance with National Pollutant Discharge Elimination Requirements (Provision C.3);
- Parkland dedication requirements or fees;
- Installation of necessary utilities and dedication of utility easements; and
- Landscaping improvements.

While these improvements are necessary to ensure that new housing meets the local jurisdiction's development goals, the cost of these requirements represents a significant share of the cost of producing housing on previously undeveloped land.

In addition to the site-specific improvements identified above, developers of multifamily residential developments must also pay Facility Reserve Charges (monthly payments for water, sewer, and fire assistance) for each unit. School fees are also calculated at the time of building permit issuance and are based on the total square footage of residential development. See Table 54 above for the estimated costs of these fees for a single-parcel, multifamily development, and a multi-parcel subdivision.

Roadway System

The Martinez General Plan and engineering standards depict the City's roadway system, which is based around a conventional suburban hierarchy of streets (Table 58). The top of the hierarchy consists of arterial streets that carry large volumes of traffic, while the bottom consists of low-volume local streets intended to provide access to adjacent property. The following provides a description of the various roadway classifications adjacent to residential areas in the City, including a description of the specific roadway standards for each classification.

- **Principal Arterial Streets** – Principal arterial facilities serve to connect areas of major activity within the urban area and function primarily to distribute cross-town traffic between freeways / highways, to collector streets, and to and from adjacent jurisdictions. Within the City, principal arterial streets are mostly four lane facilities with maximum operating speeds ranging from 30 to 45 mph. In addition, principal arterial facilities generally have limited access to adjacent land uses.
- **Minor Arterial Streets** – Minor arterial roadways serve a similar purpose to principal arterial facilities, except carrying less traffic volume, and are usually two-lane facilities. As with principal arterials, minor arterial facilities generally have limited access to adjacent land uses. However, minor arterials may provide on-street parking if sufficient roadway width is available.

- **Collector Streets** – Collectors function as connector routes between local and arterial streets and provide access to residential, commercial, and industrial property. Collector streets within the City are designated as two-lane facilities. The following Collector roadways are located in [the City of Martinez](#).
- **Local Streets and Hillside Local Streets** – Local streets provide direct access to abutting properties and allow for localized movement of traffic. Local streets are characterized by low daily traffic volumes and low operating speeds of 25 to 30 mph.

Roadway Classification	Right-of-Way Width	Roadway Width	Sidewalk Width	Parking	Design Speed
Arterial Streets	100'	80'	7' on both sides	Both sides	40-55 mph
Collector Streets	60'	40'	5'-6" on both sides	Both sides	30-40 mph
Local Streets	56'	36'	5'-6" on both sides	Both sides	25-30 mph
Hillside Local Streets	40'	28'	5'-6" on one side	One side	25 mph

City of Martinez, Street Sections

Water Service

Water service is supplied by both Contra Costa Water District (“CCWD”) and the City of Martinez Water System. Both water service companies also serve areas outside of the City limits.

The Martinez Water System service boundaries do not align with the City limits. The Martinez Water System service area includes a large part of the incorporated City lands and also extends outside the City limits into unincorporated Contra Costa County and the City of Pleasant Hill. Areas within the City limits that are located outside of the Martinez Water System service area are served by CCWD.

The CCWD obtains the water that it sends to the Martinez Water System through the U.S. Bureau of Reclamation Central Valley Project and pumps water from four intakes in the Sacramento–San Joaquin Delta. The untreated water is conveyed to Martinez through the Contra Costa Canal and stored in the Martinez Reservoir. Treated water is treated at the Bollman Water Treatment Plant and pumped through a pipeline system to CCWD’s treated water system customers.

In 2020, the Martinez Water System provided 28,095 customers within the service area with 3,823 acre-feet per year (“AFY”) of metered water. Usage may fluctuate based on drought conditions and voluntary and mandatory rationing, but remains substantially similar to 2010 and 2015 water usage. The Martinez Water System receives untreated imported water from CCWD. Since a contract does not exist between CCWD and the Martinez Water System for a fixed delivery amount, water supply has been set equal to projected demand. During periods of drought, CCWD has established supply limits based on a percentage of the demand from the previous years. [The City’s water shortage contingency planning takes into account potential supply shortages up to a 50 percent reduction in supply with greater supply shortages addressed through the Emergency Response Plan \(“ERP”\).](#)

Water demands within the City’s service area are dependent on many factors such as local climate conditions, population, demographics, land use, and economics. CCWD’s growth projections anticipate the Martinez population will increase from 35,620 in 2020 to 38,100 in 2035. The Martinez Water System’s water service area had a 2020 population of 28,095 residents in 2020 and is projected to increase to 31,632 residents by 2045, for a 12 percent increase. California’s urban water demand has been largely shaped by the efforts to comply with a 2010 water conservation law known as Senate Bill x7-7 (SB x7-7). This law required California water suppliers to reduce water demand by 20 percent (from a historical baseline) by 2020. The

City has been engaged in reducing water use in its service area, in coordination with CCWD, to meet the final 2020 water use target through conservation and Demand Management Measures.

Total water demand, excluding system losses, decreased from 3,837 AFY in 2010 to 3,211 AFY in 2015; then increased to 3,823 AFY in 2020, similar to the 2010 demand. Residential and total use increased in 2020 in comparison to the previous two years due to the stay-at-home orders. The Martinez Water System's primary water use sector is residential, accounting for approximately 70 percent of the total water demand, with single-family residential water use accounting for approximately 55 to 61 percent of total water demand.

CCWD's water supply reliability assessment presented in the 2020 Urban Water Management Plan ("UWMP") considers the total availability of all water supplies during normal, single-dry, and multiple dry years. As described in the 2020 UWMP which addresses water supply and demand through 2045, the District can expect to meet 100 percent of demand in normal through Multi-Year Drought, Year 2, 90 percent in Multi-Year Drought, Year 3, and 85 percent in Multi-Year Drought, Year 4 and 5 in 2040 and 2045. The water supply reliability goal approved by CCWD's Board of Directors is to meet 100 percent of demand in normal years and at least 85 percent of demand during drought conditions. The remaining 15 percent would be met by a combination of short-term water purchases and a short-term conservation program.

The City's UWMP anticipates an increase of 3,537 residents within its service area during its 2020-2045 planning period and demonstrates adequate supply, including conservation measures and demand management, to accommodate this growth in both normal and dry year scenarios. ~~The CCWD's UWMP anticipates an increase of 179,200 users in its wholesale service area and an increase of 68,400 users in its retail service area during its 2020-2045 planning period and demonstrates adequate supply, including conservation measures and demand management, to accommodate this growth in both normal and dry year scenarios.~~

~~While the 2020 UWMP anticipates meeting 100 percent of demand in normal years, the City's RHNA of 1,345 units would yield a population of approximately 4,291 (based on the average household size of 3.19 persons) and would exceed the population growth planned by CCWD and the City in their UWMPs, and would require supply beyond that projected in the UWMPs.~~

CCWD's currently available and planned supplies are sufficient to meet the district's reliability goal and estimated water demands for both its wholesale water customers (including the City of Martinez) and its retail customers during average, single-dry, and multiple-dry year conditions during the next 25 years.

CCWD uses several methodologies, including long-term planning documents, such as General Plans that have been vetted by local and regional land use agencies, and its Future Water Supply Study ("FWSS"), which is the district's long-term water supply plan. The FWSS includes an econometric that relies on historical data and factors that impact water use, such as population, economy, and weather. To address shortfalls during dry-year conditions, a combined approach of short-term conservation programs and short-term water purchases are instituted consistent with the CCWD's FWSS and UWMP.

CCWD and the City of Martinez provide services as requested to retail customers (which include residential users) within their service areas. Based on their UWMPs and the availability of water conservation measures and demand management tools, there are no current or projected barriers that would limit each district's ability to serve the sites identified in the land inventory in the unincorporated communities. The Final Environmental Impact Report prepared in October 2022 (General Plan EIR) for the City's 2022 General Plan 2035 Update identified that potential shortfalls were not anticipated due to water shortage contingency planning efforts and found that impacts associated with water supply were less than significant; this Housing Element assumes less residential growth (1,345 RHNA units) than the 2035 General Plan 2035 and General Plan EIR (2,060 net new units).

While adequate supplies are anticipated To ensure that the Martinez Water System and CCWD plan for adequate capacity to accommodate the RHNA, Program 3029 in the Housing Plan requires ensures the next update to the UWMP to accounts for

a housing/population growth rate consistent with that used for the RHNA and for Plan Bay Area 2050, the region's long-range strategic plan, [to ensure that the UWMP continues to plan adequately for long-term growth](#).

Sewer Service

The CCCSD, Mountain View Sanitary District (“MVSD”), and County Sanitation District #6 provide wastewater collection, treatment, and disposal services for its residents and businesses. The City is primarily served by two wastewater treatment plants: (1) the CCCSD Wastewater Treatment Plant, which collects and treats about two-thirds of the wastewater generated within the Martinez service area, and (2) the MVSD Wastewater Treatment Plant, which collects and treats wastewater for the east central portion of the Martinez service area. In addition, County Special District 6 (SD-6) operates a community wastewater treatment that serves the Stonehurst subdivision.

Two sanitary districts provide wastewater collection and treatment for Martinez’s growth areas that are anticipated to accommodate the majority of the RHNA. CCCSD collects and treats about two-thirds of the wastewater generated within the Martinez water service area. The remainder of the wastewater from the east central portion of the service area is collected and treated by MVSD. This area is roughly bounded by Pacheco Boulevard on the north, Bush and Pine Streets on the west, and Center Street on the south. Both sanitary districts also serve portions of the CCWD treated water service area. The City currently does not have the infrastructure to supply recycled water.

In 1973, CCCSD started construction of an advanced wastewater treatment plant to include filtration for water reclamation for industrial reuse. However, the regulations requiring advanced wastewater treatment were eliminated while the plant was under construction, and completing the plant as originally designed became financially impractical. Instead, the current treatment facility was successfully completed as a secondary treatment plant. Effluent from the activated sludge secondary treatment process is disinfected and discharged to an outfall in Suisun Bay. The secondary treated effluent does not meet the requirements of Title 22 and additional treatment is required before it is suitable for recycled water use. The secondary treatment facilities have a current National Pollutant Discharge Elimination System (“NPDES”) permitted capacity of 53.8 million gallons per day (“mgd”), with an average dry weather flow of about 34 mgd. A portion of the wastewater collected at the treatment plant is treated for recycled water use in CCCSD’s filtration plant.

The CCCSD Comprehensive Wastewater Master Plan addresses the majority of the City’s wastewater needs, requiring that the CCCSD continue to implement phased improvements to the wastewater treatment plant when triggered by growth. The CCCSD Treatment Plant has a treatment capacity of approximately 54 mgd and approximately 270 mgd of wet-weather flow. The CCCSD Treatment Plant currently treats an average daily dry-weather flow of 34 mgd and estimates to treat 41 mgd average daily dry-weather flow by 2035. As described in the Master Plan, all the liquid stream processes have adequate capacity through 2035 under dry weather conditions. Additionally, the Master Plan identified that no improvements were needed for the collection system and existing pipelines to accommodate planned growth within the CCCSD service area.

A capacity assessment study for the MVSD Wastewater Treatment Plant is planned for 2023. It will include hydraulic model development, flow monitoring to calibrate the model, hydraulic analysis against design storms, evaluation of potential surcharge locations, updated capacity assessments for each of the District’s four pump stations, confirmation of the capacity improvement locations listed in the 2013 assessment, and identification of any new capacity-related projects for inclusion in the District’s Facilities Rehabilitation and Capital Improvement Program. The MVSD plant has a dry weather permitted capacity of 3.2 mgd and currently treats an average of 1.25 mgd. Therefore, the MVSD Plant has available capacity to meet additional demand.

The General Plan EIR, certified in 2022, reviewed the capacity for the CCCSD and MVSD to accommodate growth under the General Plan Update, which anticipated 2,060 new units and approximately 0.576 MGD in new demand. Both the CCCSD and MVSD were determined to have adequate capacity available to serve growth under the General Plan Update. Based on the estimated per capita wastewater generation rates, the General Plan Update would result in approximately 0.576 MGD.

Given that projected wastewater generation volumes associated with General Plan buildout of 2,060 units, which exceeds the RHNA (1,345 units), is not anticipated to exceed the capacity of the wastewater treatment provider, adequate capacity would be available to serve future development, it is anticipated that wastewater treatment will be adequately available to serve development as anticipated in the City's General Plan. Therefore, wastewater will not be a constraint to residential development during this Housing Element planning period.

Dry Utilities

PG&E and MCE Clean Energy provide electric and natural gas services to Martinez. Telecommunications are provided by a variety of companies, including Verizon, T-Mobile, AT&T, Frontier, and Xfinity.

Summary

All inventory and opportunity sites identified in Chapter 4 were reviewed for infrastructure service. The sites in the Sites Inventory have existing development or are designated for development and within the service areas of the City's infrastructure and utility providers. These sites have been determined to have sufficient existing or planned infrastructure and utility service to accommodate the development projected in Chapter 4.

D. ENVIRONMENTAL CONSTRAINTS

Environmental constraints affecting residential development in Martinez include geologic and seismic conditions, which provide the greatest threat to the built environment, urban fires and wildfires, flooding hazards, biological habitat, and hazardous materials. Apart from the larger issues discussed below, there are no known site-specific environmental constraints that would substantially impact development on the identified Housing Opportunity Sites. [-See Figure 1 for location of environmental constraints in the Martinez area.](#)

1. GEOLOGIC AND SEISMIC HAZARDS

The geology of the region is ~~to a large extent~~ largely controlled by major active faults in the Coast Range, tidal lands located directly north, and the Sacramento San Joaquin Delta region to the east. Contra Costa County and the City could experience considerable ground shaking generated by faults located near Martinez. For example, using data obtained by USGS, the Probabilistic Earthquake Shaking Hazard Assessment map produced by the Association of Bay Governments ("ABAG") shows the Study Area to have a 10 percent chance of experiencing or exceeding "severe shaking" over the next 50 years (ABAG, 2022).

There are no known active faults located within the City limits. However, a small section of the Concord Fault is located within the City's SOI, and there are numerous active faults located in the regional vicinity of Martinez. Active faults in the region include the Antioch, Calaveras, Concord, Green Valley, Greenville, Franklin, Hayward, Rodgers Creek, and the San Andreas. Within the region are additional faults that are not considered active, but show evidence of being active within 1.6 million years, including the Southampton fault which has a small portion within the western city limits. Notable faults in the regional vicinity include Antioch Fault, Calaveras Fault, Concord Fault, Greenville-Marsh Creek Fault, Hayward Fault, Mount Diablo Thrust Fault, Rodgers Creek Fault, San Andreas Fault, and West Napa Fault.

The Significant United States Earthquakes 1568 – 2009 data published by the USGS in the National Atlas identifies earthquakes that caused deaths, property damage, geologic effects, or were felt by populations near the epicenter. Additionally, United States Geological Survey ("USGS") maintains a catalog of recent and historic earthquakes. No significant earthquakes are identified within Martinez; however, significant earthquakes are documented in the region.

The City could also be subject to major earthquakes along currently inactive or unrecognized faults. To minimize potential damage to the buildings and site improvements associated with geologic hazards, including seismic activity, all construction in California is required to be designed in accordance with the latest seismic design standards of the CBC. CBC Title 24, Part 2, Chapter 16 addresses structural design and Chapter 18 addresses soils and foundations. Collectively, these requirements,

which have been adopted by the City, include design standards and requirements that are intended to minimize impacts to structures in seismically active areas of California. Section 1613 specifically provides structural design standards for earthquake loads. Section 1803.5.11 and 1803.5.12 provide requirements for geotechnical investigations for structures assigned varying Seismic Design Categories in accordance with Section 1613. Design in accordance with these standards and policies is typical in Martinez and addresses risks associated with seismic activity.

2. FIRE HAZARDS

The State has charged the California Department of Forestry and Fire Protection (“CAL FIRE”) with the identification of Fire Hazard Severity Zones (“FHSZ”) within State Responsibility Areas (“SRA”). In addition, CAL FIRE must recommend Very High Fire Hazard Severity Zones (“VHFHSZ”) identified within any Local Responsibility Areas (“LRA”). The FHSZ maps are used by the State Fire Marshall as a basis for the adoption of applicable building code standards. The Study Area includes LRA and SRA, with portions being designated as VHFHSZ.

The potential for wildland fires represents a hazard to people and structures, particularly within areas adjacent to open space or within proximity to wildland fuels. The Study Area and surrounding area contains Moderate to High FHSZs in both LRA and SRA. The western edge of the City boundaries, within and surrounding the Franklin Hills Sub-Area, is designated as a VHFHSZ within LRA. There are no SRA found within City limits; however, there are Moderate to High FHSZ within SRA along the southwestern perimeter of the Study Area, also referred to as the Alhambra Valley neighborhood, and in the unincorporated area to the west of the City. In addition to the direct physical threat to life and property, smoke released during an event can have a detrimental effect on air quality and lead to health risks from smoke inhalation.

Protection from wildland fires is realized through the creation of defensible areas around structures, the use of fire-resistant building materials, and coordinated emergency response. All new construction is required to adhere to standards and requirements set forth in the Martinez Municipal Code, including the Contra Costa County Fire Protection District Fire Code, which adopts by reference the California Fire Code (California Code of Regulations, Title 24, Part 9) as amended by the changes, additions, and deletions set forth in the ordinance adopting the Contra Costa County Fire Protection District Fire Code. The Contra Costa County Fire Protection District’s ordinances and standards cover topics such as location of fire hydrants, provision of sprinklers and roadway widths, and provide the basis for the rural fire prevention capital facilities standards and response time performance standards specified in the City’s Growth Management Element. Section 22.33.040, *Development Standards*, provides for landscaping standards in hillside areas which include selection of plant species that are drought tolerant and minimize erosion and fire hazard risks to persons and property.

The General Plan 2035 includes policies that are intended to protect citizens of Martinez from potential fire hazards. General Plan Update policy PS-P-5.1 requires fire safe construction practices, such as fire preventive site design, landscaping and building materials, and installation of sprinklers on new development and redevelopment projects. Policy PS-P-4.1 ensures that there is necessary maintenance on open space brush areas that are susceptible to burning. Policy PS-P-4.2 is intended to prevent the invasion of grassland by Baccharis (a highly fire prone plant) by retaining grazing on publicly owned rangelands and integrating grazing practices within developed areas. Policy PS-P-4.3 requires the City to continue to work with Contra Costa Fire Protection District to make Martinez more resilient to fire hazards. Policy PS-P-4.4 requires the City to work with Contra Costa Fire Protection District to promote public awareness. Policy PS-P-4.5 requires the City to review, amend, and update, at regular intervals, all relevant City codes and ordinances to incorporate the most current knowledge and highest standards for safety. Policy PS-P-4.6 encourages the use of fire-retardant vegetation for landscaping, especially in high fire hazard areas.

In addition to the above referenced policies, the City maintains adequate water supply and water flow availability, ensures adequate emergency access, provides adequate fire protection services, and ensures public awareness regarding fire safety. Future development allowed under the General Plan Update would be required to comply with the provisions of federal, State, and local requirements related to wildland fire hazards, including State fire safety regulations associated with wildland-urban interfaces, fire-safe building standards, and defensible space requirements. As future development and infrastructure projects

are considered by the City, each project would be evaluated for potential impacts, specific to the project, associated with wildland fire hazards as required under CEQA. Design in accordance with these standards and policies is typical in Martinez and addresses risks associated with fire hazards.

3. CREEKS AND FLOOD CONTROL

There are several drainage basins within the vicinity of Martinez. The City limits include portions of several watersheds. Most of Martinez (including downtown) belongs to the lower third of the Alhambra Creek watershed, which originates in Briones Regional Park. The headwaters and upper watersheds of the Hidden Lakes, Virginia Creek, Vine Hill Creek, and Peyton Creek watersheds originate within Martinez. The Shell-West watershed lies both within the City limits and in the County.

Substantial creeks within the Study Area include Grayson Creek, Vine Hill, and Alhambra Creek drainages.

Grayson Creek is a perennial stream with some intermittently flowing tributaries, which drains much of the valley area of Pleasant Hill, as well as an area at the southernmost Martinez city limits.

Vine Hill Drainage Basin is an intermittent stream that drains roughly five to seven square miles of generally low rolling landscape between Martinez Ridge and Interstate 680.

Alhambra Creek is the most critical hydrologic system in the Martinez area. An intermittent stream draining 16 square miles and passing through urban areas of Martinez, it possesses greatest flood risk. Alhambra Creek is considered a flash drainage basin characterized by a rapid rise in flood peaks and rapid recessions. In addition, the section of the channel north of Main Street is influenced by tidal action. Alhambra Creek has received increasing amounts of surface flow runoff over the years with the rise in impervious surfaces in its urban reaches. Impervious surfaces such as concrete and asphalt prevent absorption of runoff and, in addition to swelling the flow within the creek channel itself, excessive runoff can lead to overland sheet flow within the basin. The flooding of Downtown Martinez has been a frequent winter occurrence.

Martinez has had a history of flooding since its founding in 1849, with the most recent major flood events occurring in the winter of 1997-98. Portions along creeks and drainages are subject to 100-year flood events. Additionally, Downtown Martinez is built in the floodplain of Alhambra Creek, and falls within the 100-year flood plain established by FEMA. Projects completed in 2001-2002 worked to reduce the frequency of flooding in the Downtown area. These projects widened and realigned a section of the Alhambra Creek, restored floodplains, and provided overflow and wetland areas to accommodate higher peak flows. Before this work took place, flooding frequency was estimated to be every two to seven years. With these improvements, flooding may occur about every 10 years. According to the 2002 report issued by the California Floodplain Management Task Force, the chance of a 100-year flood during a 30-year mortgage is calculated at 26 percent. As shown in Figure 1, Environmental Hazards, the central portion of the City including much of the western portion of Downtown, the area along the Alhambra Avenue corridor, and the shoreline include areas within the 100-year floodplain. FEMA's National Flood Hazard Layer Viewer identified flood depths of 1one to 2two feet in the Downtown and along the Alhambra Avenue corridor, 3three feet from Downtown to State Route 4, and 4one to 3three feet south of State Route 4.

Within a flood hazard area, development can proceed if it follows the construction methods required by FEMA and the City's floodplain management provisions (Municipal Code Chapter 15.30). These methods increase the cost of construction, but are standard in the affected areas as Martinez has significant developed areas within the floodplain. Chapter 15.30 requires the lowest floor of residential structures to be elevated: 1) in the AO zone to two feet above the highest adjacent grade if the Flood Insurance Rate Map ("FIRM") does not specify a flooding depth or elevated above the highest adjacent grade to a height equal to or exceeding the flood depth specified on the FIRM, or 2) in the A zone (no flood depth specified) to or above the base flood elevation.

The San Francisco Bay is vulnerable to a range of natural hazards, including storms, extreme high tides, and rising sea levels resulting from global climate change. Flooding already poses a threat to communities along the Bay and there is compelling

evidence that these risks will increase in the future. As temperatures rise globally, sea levels are rising mainly because ocean water expands as it warms, and water from melting of major stores of land ice and glaciers flow into the ocean. In the past century, average global sea level has increased by seven to eight inches. Sea level at the San Francisco tide gauge has risen by about seven inches since 1900.

Rising seas put new areas at risk of flooding and increase the likelihood and intensity of floods in areas that are already at risk. The State's Sea Level Rise Guidance Document (2018) projects a "likely" (66 percent probability) increase in sea level at the San Francisco tide gauge of 10 inches by 2040. By the end of the century, sea levels are likely to rise by 2.4 feet under a low emissions scenario Representative Concentration Pathways (RCP 2.6) and 3.4 feet under a high emissions scenario (RCP 8.5). Flooding will be more severe when combined with storm events.

The City contains future high tide areas with six feet of sea level rise or areas within the likely end of century 50-year storm event. These areas are almost entirely located north of the railroad line. Existing uses in this area include industrial and manufacturing uses, the Martinez Regional Shoreline, the Martinez Waterfront Park, the John Muir Amphitheatre, and marshland.

In 2014, the Capital Corridor Joint Powers Authority published the Sea Level Rise Vulnerability Assessment which identifies various types of vulnerabilities (physical, functional, governance, and information) for different assets in six focus areas along the Capitol Corridor route through a process of Geographic Information Systems ("GIS") analysis and consulting with various asset managers. The focus area for the City which was studied in the Assessment was the Martinez Amtrak station, which is located directly south of the Martinez Regional Shoreline Park. According to the Assessment, permanent inundation becomes a serious risk for the station and the tracks in Martinez starting at four feet, or 48 inches, of sea level rise. Temporary flooding of four feet of water above the mean higher high water is expected to occur with a 100-year extreme storm tide level with no sea level rise and could also occur with a 50-year extreme storm tide level with six inches of sea level rise. The rail bridge crossing Alhambra Creek is vulnerable to flooding either due to permanent sea level rise or storm surge during a strong storm.

Tsunamis and seiches are standing waves that occur in the ocean or relatively large, enclosed bodies of water (i.e., large lakes and bays) that can follow seismic, landslide, and other events from local sources (California, Oregon, Washington coast) or distant sources (Pacific Rim, South American Coast, Alaska/Canadian coast). Fortunately, Martinez is sufficiently distant from the open ocean and San Francisco Bay to reduce effects from a tsunami. However, a small portion of land along the Martinez shoreline is at risk of inundation from tsunamis that could be generated in the open ocean, San Francisco Bay, or Carquinez Strait.

[With the exception of Sites 60 and 220, the presence of creeks and floodplains and compliance with floodplain management requirements do not reduce the realistic capacity of projects within the 100-year floodplain. Sites 60 and 200 have creek frontage and the capacity of each site has been reduced by 10 percent to account for a setback from the creek.](#)

4. SENSITIVE BIOLOGICAL HABITAT

Martinez is located within the Bay Area/Delta Bioregion, which includes various special status plants and animals. The habitat requirements for these species are wide ranging. They include wetland and aquatic habitat with seasonal, permanent, and semi-permanent water sources, open freshwater and saltwater habitat, including marshes, sloughs, and estuaries, and riparian areas. The habitat for these species also includes upland habitat such as various woodlands, valley and foothill grassland, chaparral, and rocky cliffs.

Approval of housing projects could result in adverse impacts to such special-status plant and wildlife species, as well as sensitive natural habitat and/or wildlife movement corridors. These impacts could also include habitat degradation due to impacts to water quality, increased human presence, and the loss of foraging habitat.

Construction and maintenance activities associated with future housing projects could result in the direct and indirect loss or indirect disturbance of special-status wildlife or plant species or their habitats that are known to occur, or have potential to occur, in the region. Impacts to special-status species or their habitat could result in a reduction in local population sizes, lowered reproductive success, or habitat fragmentation.

Housing projects will be required to comply with adopted State, federal, and local regulations for the protection of special status plants and wildlife, including habitat. The City as part of the General Plan Update will also include numerous policies and implementation measures intended to protect special status plants and wildlife, including habitat, from adverse effects associated with future development and improvement projects.

5. HAZARDOUS MATERIALS

Hazards include man-made or natural materials or man-made or natural conditions that may pose a threat to human health, life, property, or the environment. The City has adopted the Contra Costa County Hazard Mitigation Plan, which serves as its local hazard mitigation plan and fully addresses the requirements of Government Code section 65302(g)(4). The plan incorporates a process where hazards are identified and profiled, the people and facilities at risk are analyzed, and mitigation actions are developed to reduce or eliminate hazard risk. The implementation of these mitigation actions, which include both short- and long-term strategies, involves planning, policy changes, programs, projects, and other activities.

Existing and future residents could be exposed to hazardous materials if new development or redevelopment were to be located on a current or historical hazardous material site. Currently, there are two active site locations with a Martinez address listed in the EnviroStor database: Acme Landfill and the Maltby Pump Station. [These sites are not located at or in the vicinity of any of the sites included in the Inventory of Residential Sites or Opportunity Sites.](#) There are two open leaking underground storage sites in the City's planning area: [AL Auto Detail](#), 55 Howe Road Investors, LLC, [Chevron Avon Terminal](#), [UNK Pipeline Area Pacheco Creek](#), and Kaiser Medical Office -- Martinez. [These sites are not located at or in the vicinity of any of the sites included in the Inventory of Residential Sites or Opportunity Sites.](#) Additionally, the Martinez area includes petroleum and chemical processing plants and may be subject to the occurrence of accidental releases of dangerous substances from a variety of sources. Hazardous materials are transported into and out of the area.

All hazardous materials are required to be handled in accordance with federal, State, and local requirements, which would limit the potential for a housing project to be exposed to hazardous emissions or an accidental release. The City's General Plan policies includes policies ensure that potential hazards are identified on a project site, that development is ~~located~~ in areas where potential exposure to hazards and hazardous materials can be mitigated to an acceptable level, and that business operations comply with Federal and State regulations regarding the use, transport, storage, and disposal of hazardous materials.

6. OTHER ENVIRONMENTAL CONSTRAINTS

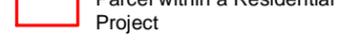
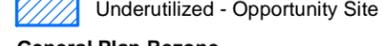
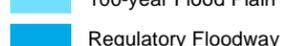
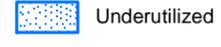
[The parcels have been reviewed to identify site-specific characteristics that may constrain development. Sites with irregular shapes, such as long narrow parcels, that would not accommodate development were removed from consideration and are not included in the inventory. Similarly, sites with known restrictions or easements that would reduce development potential of the site were removed from the Inventory of Residential Sites and Opportunity Sites. There are no known unique parcel-specific characteristics that would constrain development of the sites identified in the Inventory of Residential Sites and Opportunity Sites.](#)

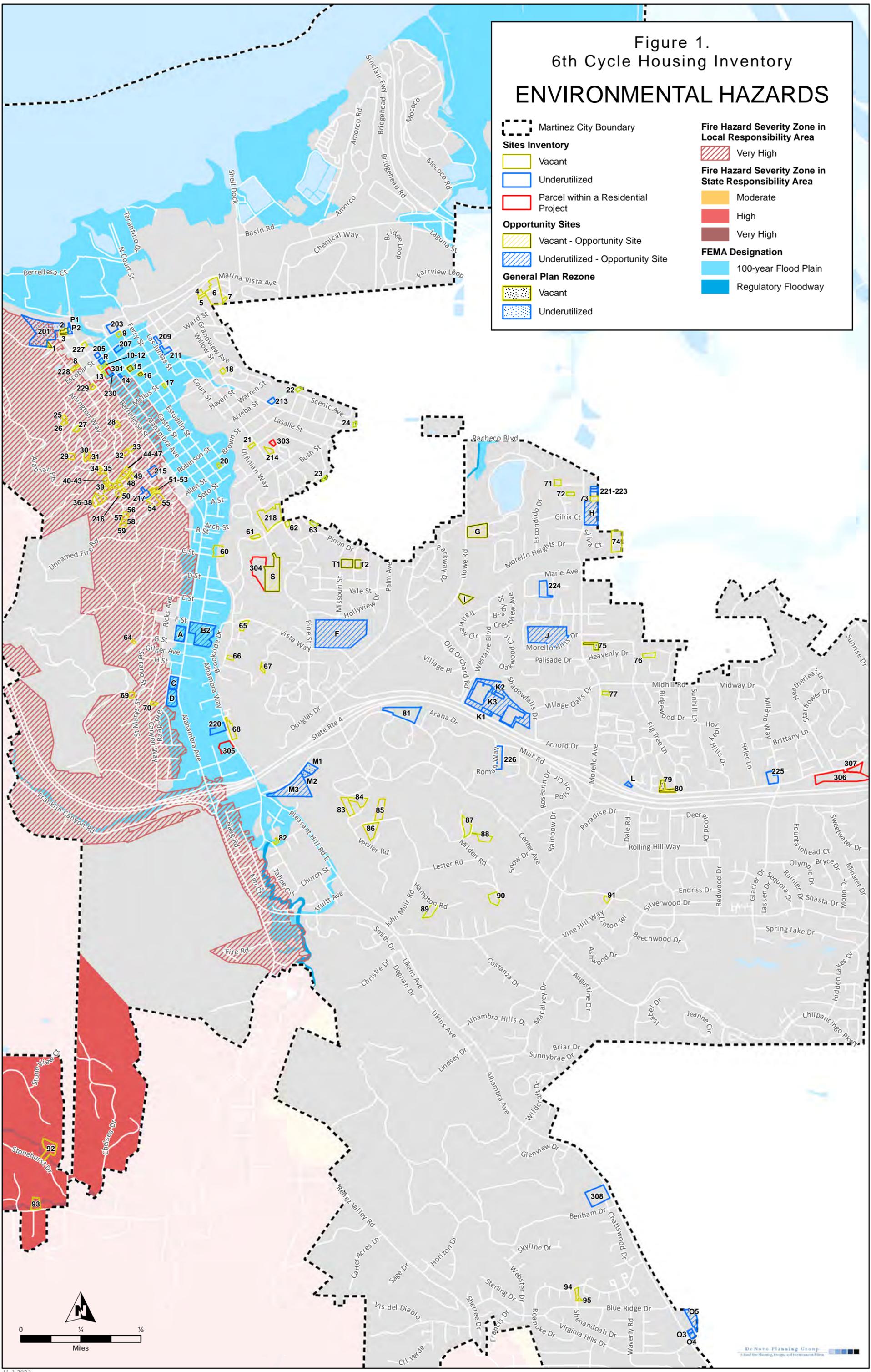
[Protected lands, including those protected by conservation easements as shown in the California Protected Areas Database \("CPAD"\), California Conservation Easements Database \("CCED"\), and Williamson Act Enrollment database were identified as part of the development of the Inventory of Residential Sites and Opportunity Sites. The Inventory of Residential Sites and Opportunity Sites have been reviewed for potential environmental constraints. With the exception of 0.28-acres of site M3 \(which has been reduced from the area of the site anticipated to be available for housing\), none of the sites have known](#)

easements, including those listed in the CPAD, CCED, and the Williamson Act Enrollment database. None of the sites are located in an airport compatibility area and there are no restrictions related to airports in the vicinity of Martinez.

With the exception of the reductions taken to Sites 60 and 220 to reflect creek frontage and the assumption for Sites F, H, J, M3, S, and T1 that development would only occur on a portion of certain sites that have existing development and are not anticipated to be fully redeveloped as shown in Appendices A and B, sites in the Inventory of Residential Sites and sites included as Opportunity Sites are not known to have environmental or physical characteristics that would constrain development of the site and result in a reduction to the capacity shown in Appendices A and B. -Most of these areas are already subdivided and allow one residential unit per parcel; there were no sites identified that require an adjustment to the capacity shown in Appendix A or Appendix B to address slopes or other environmental constraints.

Figure 1.
6th Cycle Housing Inventory
ENVIRONMENTAL HAZARDS

 Martinez City Boundary	Fire Hazard Severity Zone in Local Responsibility Area
Sites Inventory	 Very High
 Vacant	Fire Hazard Severity Zone in State Responsibility Area
 Underutilized	 Moderate
 Parcel within a Residential Project	 High
Opportunity Sites	 Very High
 Vacant - Opportunity Site	FEMA Designation
 Underutilized - Opportunity Site	 100-year Flood Plain
General Plan Rezone	 Regulatory Floodway
 Vacant	
 Underutilized	



4. INVENTORY OF RESIDENTIAL SITES AND HOUSING RESOURCES

This Chapter of the Housing Element describes sites identified for housing development. Resources include land designated for housing development and financial resources to assist with the development of housing. The 2023-2031 RHNA projection period addresses Martinez's share of the Bay Area housing need, as shown in Table 43.

A. PROGRESS TOWARD THE RHNA

Since the RHNA is based on a projection period from June 30, 2022 through December 31, 2030, Martinez may count housing units that have received their building permits after June 30, 2022 and units that have been approved, permitted, and/or built since the start of the projection period.

PERMITTED AND APPROVED PROJECTS

Martinez has 294 units that have been permitted or are approved and entitled and anticipated to begin construction during the 2023-2031 Housing Element. The permitted and approved projects are discussed in more detail, including project status, anticipated timing, and affordability levels, in Section B.2.

B. INVENTORY OF RESIDENTIAL SITES

Housing element law requires an inventory of land suitable for residential development (Government Code Section 65583(a)(3)). An important purpose of this inventory is to determine whether a jurisdiction has allocated sufficient land for the development of housing to meet the jurisdiction's share of the regional housing need, including housing to accommodate the needs of all household income levels.

This section of Chapter 4 provides an analysis of the land available within the City to accommodate residential uses. A citywide parcel database, aerial photos, and the City's General Plan, zoning and land use, and other GIS data were used to identify and evaluate parcels for this update. Parcels were reviewed by City staff, consultant team, and public to determine the feasibility of developing potential sites during the 2023-2031 period. In addition to assessing the sites available to accommodate the City's total housing needs, the availability of sites to accommodate a variety of housing types suitable for households with a range of income levels and housing needs is also considered.

Parcel acreages by land use designation are based on assessor and GIS data.

Parcels to accommodate the City's RHNA fall into four categories and are summarized in Tables 59 and 60, shown on Figures 2 and 3, and are detailed in Appendix A:

1. Inventory of Residential Sites with zoning in place (pending projects, vacant, and underutilized)
2. Residential projects with development entitlements with occupancy post June 30, 2022
3. Projected ADUs on underutilized sites
4. Opportunity sites to be rezoned (vacant and underutilized)

As shown in Table 59, rezoning is necessary to accommodate the RHNA in all categories, as the City's existing capacity will accommodate 835 units, including 130 very low-, 87 low-, 148 moderate-, and 470 above moderate-income units. It is noted that this existing capacity does not include sites that will be rezoned for consistency with the General Plan. The methodology for selecting the residential sites and the approaches to each category are summarized below: Table 60 identifies the capacity with rezoning of the Opportunity Sites (1,100 units). Table 61 demonstrates that the City will have adequate capacity to accommodate the RHNA, with an excess of sites at all income levels, with rezoning of Opportunity Sites.

Table 59. Comparison of RHNA to Inventory of Sites, Approved Projects, and ADUs					
	Very Low	Low	Moderate	Above Moderate	Total
2023-2031 RHNA (Table 43)	350	201	221	573	1,345
Inventory of Residential Sites - Vacant					
AV/PD	0	0	0	1	1
AV/R-40	0	0	0	1	1
CC	0	0	23	0	23
ECD-R-6.0	0	0	0	9	9
PA	0	0	0	4	4
R-1.5	0	0	3	4	7
R-2.5	0	0	1	4	5
R-3.5	0	0	0	14	14
R-40	0	0	0	1	1
R-6.0	0	0	0	81	81
R-7.5	0	0	0	4	4
R-10	0	0	0	15	15
RR-40	0	0	0	8	8
<i>Subtotal</i>	<i>0</i>	<i>0</i>	<i>27</i>	<i>146</i>	<i>173</i>
Inventory of Residential Sites - Underutilized					
CC	24	19	12	12	67
M-R-1.5/PA	51	39	12	18	120
PA	12	9	3	4	28
R-10	0	0	0	1	1
R-20	0	0	0	1	1
R-3.5	0	0	0	24	24
R-6.0	0	0	0	31	31
R-7.5	0	0	0	13	13
<i>Subtotal</i>	<i>87</i>	<i>67</i>	<i>27</i>	<i>104</i>	<i>285</i>
Inventory – Pending Projects¹					
CC	9	0	0	0	9
Approved/Permitted Projects					
Approved/Permitted Projects ¹	10	0	69	215	294
ADU Capacity²					
ADUs	24	20	25	5	74
Total Existing Capacity (Inventory, Approved/Permitted Projects, ADU Underutilized Sites)					
Total Existing Capacity	130	87	148	470	835
¹ Very low- and low-income units counted in pending, approved, and permitted projects are deed-restricted.					
² See Section B.3 below for assumptions related to affordability of ADUs on underutilized sites.					
Source: City of Martinez, 2023; Contra Costa County Assessor Data, 2022; De Novo Planning Group, 2023					

Table 60. Opportunity Sites to Accommodate the RHNA					
	Very Low	Low	Moderate	Above Moderate	Total
Inventory of Opportunity Sites for Rezoning					
Alhambra Avenue Overlay	64	48	19	27	158
Affordable Housing Overlay	35	26	8	11	80
Community Service Overlay	162	115	13	19	309
Mixed Use/Housing Overlay	139	105	38	53	335
R-2.5	0	0	0	4	4
CC	0	0	3	4	7
DS	80	62	32	40	214
DT	0	0	5	0	5
<i>Subtotal Opportunity Sites</i>	<i>475</i>	<i>352</i>	<i>116</i>	<i>157</i>	<i>1,100</i>
<i>Source: City of Martinez, 2023; Contra Costa County Assessor Data, 2022; De Novo Planning Group, 2023</i>					

Table 61. Total Capacity (Inventory Sites plus Opportunity Sites)					
	Very Low	Low	Moderate	Above Moderate	Total
Total Capacity					
Inventory of Residential Sites (Table 60)	130	87	148	470	835
Opportunity Sites (Table 61)	475	352	116	157	1,100
Total Capacity	605	439	264	627	1,935
Excess Capacity (Existing Capacity from Table 60 plus Opportunity Sites)					
2023-2031 RHNA (Table 43)	350	201	221	573	1,345
<i>Excess Capacity</i>	<i>255</i>	<i>238</i>	<i>43</i>	<i>54</i>	<i>590</i>
<i>Source: City of Martinez, 2023; Contra Costa County Assessor Data, 2022; De Novo Planning Group, 2023</i>					

APPROACH TO IDENTIFYING SITES WITH ZONING IN PLACE (EXISTING CAPACITY) AND OPPORTUNITY SITES FOR REZONING

Site Selection Criteria

All developable land was considered for its potential to accommodate residential development. As a nearly built-out city with much of the land constrained by existing development and a significant amount of land under permanent open space restrictions, the City went through a thorough process to identify sites with potential for development, including sites with zoning in place and Opportunity Sites for rezoning. Sites were reviewed for parcel size, parcel configuration, slopes, flood hazards, and permanent open space restrictions. General Plan and zoning designations were also considered but were not limiting factors for Opportunity Sites identified for rezoning.

The methodology for underutilized site selection considered factors including the extent to which existing uses may constitute an impediment to additional residential development, development trends, market conditions, and regulatory or other incentives or standards to encourage additional residential development on these sites.

It is noted that the sites selected to accommodate the very low- and low-income need are all sized 0.5 to 10 acres, except:

- City-owned sites - (Program 3A in the Housing Plan establishes the process by which the City will make these sites available for affordable development through the Surplus Lands Act and the steps the City will take to facilitate lower income units on these sites);
- ~~Pending~~ Riverhouse Hotel project which has [nine additional approved](#) units that will be deed-restricted to have rents affordable to a very low- or low-income household;
- Site F which is John Muir Elementary School where the inventory indicates that only ~~25%~~ [percent](#) of the site is applied and identified for housing development (i.e., less than the approx. ~~4~~ [four](#) acres of the site not programmed for use in the school's Master Plan). Note that Program 13 includes an action to develop and implement strategies to encourage and facilitate phasing of residential and mixed-use developments on large sites; and
- Site K3 which is a retail commercial development subject to SB 6 (2022) provisions that allow a housing development project, subject to discretionary approval, on a parcel that is within a zone where office, retail, or parking are a principally permitted use.

While not necessary to accommodate the very low- and low-income RHNA, parcels under single/common ownership can be consolidated and treated as a single site ~~in order~~ to encourage development and/or reuse. Program 13 promotes lot consolidation by developing and implementing strategies to encourage and facilitate lot consolidation to make sites more developable for housing, which may include deferral of certain fees, allowing more height or additional stories, waiving lot merger fees, and providing concurrent/fast tracking of project application reviews to developers who provide affordable housing;

Realistic Capacity Assumptions

The analysis for the Housing Element has assumed that vacant and underutilized sites will develop at 80 percent of capacity. These assumptions are supported by the permitted and allowed densities shown in Table 56, by the typical and approved densities of existing or approved residential development at similar affordability levels or unit types, land use controls and site improvements, and on the planned availability of infrastructure and utilities, as discussed below. The City has also included Program 11 in the Housing Plan to require that sites in the inventory zoned CC, C, PA, and M-R-1.5/PA are required to develop with residential uses at a minimum of 80 percent of maximum permitted density.

- **Typical densities of existing or approved residential development:** Historically, development in Martinez has occurred very close to or above maximum permitted densities. Table 57 demonstrates that recently approved projects as well as pending projects have occurred at levels higher than the maximum permitted densities, averaging 111 percent of maximum permitted density.
- **Site improvements:** Sites included in the inventory of sites are in-fill sites that are adjacent to existing roadways and will require minimal site improvements to accommodate roadway standards, including curb, gutter, and sidewalk. Site improvements are not anticipated to result in development below the realistic capacities assumed herein based on a review of the City's standards, historical development patterns, and proposed projects.
- **Infrastructure:** Infrastructure improvements are not anticipated to result in development below the realistic capacities assumed herein based on historical development patterns and proposed projects. None of the sites are anticipated to require significant portions of the site dedicated to roadway, utilities, or other infrastructure that would affect the ability of the site to develop at the realistic capacity assumption.
- **[Sites that Allow Nonresidential Uses.](#)** [-As discussed in more detail in the "Sites that Allow Nonresidential Uses – Likelihood of Development" subsection, there are strong trends in the region for reuse and intensification of nonresidential sites \(retail, office, commercial, and other uses\) to redevelop with residential uses. Table 62 provides multiple examples of sites zoned for mixed uses and with existing commercial, office, and other nonresidential uses redeveloping with a residential project. The City's nonresidential sites that are zoned CC, C, DS, PA, and M-R-1.5/PA](#)

[permit mixed uses, nonresidential uses, and 100% percent residential uses. Further, the overlay zoning for the Opportunity Sites, including the AAO, MUO, and CSO, is applied to sites that allow nonresidential uses as part of the base designation. -While trends support the potential for these sites to be developed with residential uses, the City has selected only sites that are either vacant or have factors supporting their redevelopment with residential uses \(see discussion of underutilized sites below\). Recognizing that sites zoned for nonresidential development have the capacity to develop with uses other than residential, the City has also included Program 11 in the Housing Plan to require that sites in the inventory zoned CC, C, PA, and M-R-1.5/PA are required to allow 100 percent% residential uses as a permitted use and to develop with residential uses at a minimum of 80 percent of maximum permitted density to ensure that these sites yield residential development.](#)

Methodology for Underutilized (Nonvacant) Sites

Due to the limited amount of vacant land in Martinez, the City has conducted a thorough review of potential sites and identified Opportunity Sites with the highest potential to be redeveloped or intensified with residential uses. For the very low- and low-income RHNA, the effort focused on identifying sites of a minimum of 0.5 acres and that can accommodate development at 21.5 to 43 units per acre, which is well above the State's default density of 30 units/acre assumed to be adequate to accommodate very low- and low-income units, in order to promote affordability and to incentivize reuse of the sites during the Planning Period.

State law allows use of underutilized (nonvacant) sites to accommodate the RHNA. Because nonvacant sites comprise more than half of Martinez's sites inventory, Government Code Section 65583.2(g)(2) requires that the City analyze the extent to which existing uses may constitute an impediment to additional residential development, past experience in converting existing uses to higher density residential development, market trends and conditions, and regulatory or other incentives to encourage redevelopment.

In evaluating the potential for nonvacant sites to accommodate residential development during the 6th Cycle, the methodology for Inventory of Residential Sites considered a number of factors, including the extent to which existing uses may constitute an impediment to additional residential development, development trends, market conditions, and regulatory or other incentives or standards to encourage additional residential development on these sites, as further discussed below. Furthermore, the City will make findings based on substantial evidence that the existing use is not an impediment and will likely allow for residential development during the planning period.

Appendix A (Inventory of Residential Sites) provides data supporting the methodology to determine nonvacant sites suitable for development, including the existing uses (type of use and amount of development) located at each site, land and improvement values, any known constraints to development, and any other relevant information which supports the City's finding that all sites identified in its inventory are suitable for redevelopment during the planning period at densities and intensities consistent with the realistic capacity assumptions identified for the site, by income level. Each of the underutilized sites in the inventory was selected based on a combination of factors rendering it suitable and likely to redevelop during the planning period.

Development Trends and Economic Conditions

Development trends and economic conditions support redevelopment or intensification of underutilized sites.

Development Trends

Recently approved and constructed projects in Martinez, as shown in Table 57, have occurred on underutilized sites, with existing development ranging from individual residences to commercial buildings to increasing units in residential developments. Regionally, development of underutilized sites is providing market rate and lower income housing.

Looking beyond the sites identified in Table 57, Table 62 identifies underutilized sites developed in nearby communities. Sites with similar levels of development as those in Table 62 are anticipated to be likely to intensify during the planning period.

Further, throughout the region there has been redevelopment of underutilized sites with housing. As evidenced by Table 57 and 62, the housing market in Martinez and nearby communities has supported development on underutilized sites during the 2015-2023 Housing Element cycle and into the 2023-2031 cycle. It is anticipated that these trends will continue throughout the 2023-2031 Housing Element, particularly given the strong demand for housing as reflected by the State’s projection of housing needs for the Bay Area and assigned through the 2023-2031 RHNA.

Trends in use of underutilized sites include:

- Existing uses on regional nonvacant sites include surface parking, utilities (telephone switching station), medical campus, retail (grocery stores, department stores, and strip commercial), office, single-family and multi-unit residential, industrial, storage, gas station, warehouse,
- Nonvacant sites reused for residential uses reflect improvement to land value ratios from 0.0, which are often surface parking and other sites with no structures or assessed development, to 0.93 (underutilized commercial retail development site redeveloped with Clayton Road Townhomes in Concord) and 2.7 (commercial/office building site redeveloped with the Choice in Aging project in Pleasant Hill).
- Nonvacant sites throughout the region reflect a range of building ages, with existing structures on nonvacant sites identified from 1907 to 1989.
- Nonvacant sites throughout the region reflect a range of existing development intensities, with reported floor area ratios ranging from 0.0 to 1.83.

It is noted that the regional Housing Elements reviewed did not all include an analysis of each of the above factors in determining the adequacy of underutilized sites. For example, El Cerrito and Pleasant Hill described existing uses but did not evaluate the floor area ratio/percent of site developed, year built, or the value of the improvements on the site.

Strong development trends are anticipated to support the development of all underutilized Inventory Sites and Opportunity Sites, particularly with the City’s support of development demonstrated in Programs 10, 12, 17, and 19 in the Housing Plan. Development trends including reuse of underutilized sites in Martinez and the region are discussed below.

Table 62. Development Trends (Underutilized and Nonresidential/Mixed Use Sites)						
Project	Existing Use	Improvement to Land Value	Floor Area Ratio	Year Built	Reuse Units	Status
Concord						
Walnut Grove	Zoning: RS-7 Existing use Underutilized single family home	0.58	NP	1964	14 (2 low income)	Approved. Filing for building permits.
Oakmont of Concord	Zoning: DMX Existing use Underutilized telephone switching station	0.74	0.82	NP	51 moderate/above moderate income units	Completed
The Argent	Zoning: DMX Existing use Underutilized/vacant commercial site	0.0	NP	1980	181 (179 lower income, 2 moderate/above moderate income)	Under construction
RMG Affordable Housing	Zoning: DMX	0.28	0.17	1960	75 (30 lower income, 45	Under construction

Table 62. Development Trends (Underutilized and Nonresidential/Mixed Use Sites)						
Project	Existing Use	Improvement to Land Value	Floor Area Ratio	Year Built	Reuse Units	Status
	Existing use Underutilized commercial retail				moderate/above moderate income)	
Villas at Walters Place	Zoning: RM Existing use Underutilized three detached homes	0.54	0.017	1947	17 (1 lower income or 2 moderate income units)	Approved. Building permit application received
Clayton Way Subdivision	Zoning: RS-10 Existing use Redevelopment of a single family home	0.07	0.019	1907	1 lower and 13 moderate/above moderate income units	Planning application filed
Clayton Road Townhomes	Zoning: RM Existing use Underutilized commercial retail	0.93	0.03	1951	70 attached single family	Under construction
Salmon Run Apartments	Zoning: DMX Existing use: Redevelopment of commercial offices	0.75	1.83	1989	32 moderate/above moderate multifamily units	
El Cerrito						
Ohlone Gardens	Zoning: Transit-Oriented Mid-Intensity Mixed Use (TOMIMU) Existing use: Light industrial, distribution, storage	NP	NP	NP	57 affordable multifamily units, ground floor commercial	Complete
Hana Gardens Senior Housing Mixed-use Apartments	Zoning: TOMIMU Existing use: Commercial/residential and warehouse	NP	NP	NP	63 affordable senior multifamily units	Complete
Metro 510 (Creekside Walk)	Zoning: Transit-Oriented High-Intensity Mixed Use ("TOHIMU") Existing use: Surface parking (shopping center)	NP	NP	NP	128 multifamily units	Complete
Credence Condominiums	Zoning: TOMIMU Existing use: Retail (grocery and other)	NP	NP	NP	30 multifamily and 2 live-work units	Complete
Mayfair: Phase 1	Zoning: TOHIMU Existing use: Vacant/surface parking and retail/gas station	NP	NP	NP	223 multifamily units	Under construction

Table 62. Development Trends (Underutilized and Nonresidential/Mixed Use Sites)						
Project	Existing Use	Improvement to Land Value	Floor Area Ratio	Year Built	Reuse Units	Status
1715 Elm Street	Zoning: High density residential Existing use: Single family residence	NP	NP	NP	14 multifamily units	Under construction
Pinole						
Appian Village	Zoning: Residential Mixed Use / Commercial Mixed Use Existing use : Medical campus	38.4 ¹	NP	1967	154 townhomes	Approved. Building permit issued.
BCRE Mixed Use	Zoning: Office Professional Mixed Use Existing use: Office building	0.8 ¹	NP	1984	29 unit apartment/commercial	Approved.
Pinole Vista	Zoning: Commercial Mixed Use Existing use: Former Kmart big-box department store	5.6 ¹	NP	1981	223-unit multifamily	Approved.
Vista Woods	Zoning: Very High Density Residential Existing use: Not identified	120 ¹	NP	1948, 1984	179-unit senior multifamily	Approved. Building permit issued.
612 Tennent	Zoning: NP Existing use: Two-unit residential building	0.57 ¹	NP	1908	2 additional units	Pending
2279 Park	Zoning: NP Existing use: Two-unit residential building	1.4 ¹	NP	1948	3 additional units	Pending
Pleasant Hill						
The Choice in Aging Campus	Zoning: Existing use: Underutilized existing commercial structure/office building	2.7	NP	NP	82 (81 lower income)	Completed
85 Cleaveland Road	Zoning: Existing use: Underutilized – former Wells Fargo Bank office building and parking lot	NP	NP	NP	189 (9 very low, 9 moderate)	Completed

Table 62. Development Trends (Underutilized and Nonresidential/Mixed Use Sites)						
Project	Existing Use	Improvement to Land Value	Floor Area Ratio	Year Built	Reuse Units	Status
401 Taylor Road	<u>Zoning:</u> <u>Existing use:</u> Underutilized office building	NP	NP	NP	31 single family units and 6 lower income ADUs	Under construction
100 Mayhew Way	<u>Zoning:</u> <u>Existing use:</u> Underutilized PG&E office building	NP	NP	NP	44 single family units and 15 ADUs	Completed
2150, 2198 Pleasant Hill Rd "Reliez Terraces"	<u>Zoning:</u> <u>Existing use:</u> Commercial building restaurant, single family home	NP	NP	NP	16 above moderate planned unit development	Under construction
<p><i>NP = Not provided</i> Source: City of Concord, 2022; City of Pleasant Hill, 2023</p>						

Economic/Market Conditions

The market demand for more housing, including higher density and infill housing that takes advantage of opportunities such as underutilized sites to intensify development in the midst of a State-identified housing crisis, has been highlighted repeatedly by the Governor and State legislators.

Economic and market conditions in Martinez are addressed in Chapter 2, Housing Needs Assessment. Martinez’s RHNA is consistent with the development pattern envisioned by Plan Bay Area 2050, which aligns with the 2023-2031 Final RHNA Plan. Plan Bay Area 2050 examined regional economic conditions related to housing needs, growth, and development patterns and identified the following in support of the growth and development envisioned by Plan Bay Area 2050.

- The Bay Area’s severe housing shortage will require innovative solutions as well as time-tested methods. One novel idea is to transform aging shopping malls and office parks into vibrant, mixed-use neighborhoods incorporating open space, shops, services, and housing. With department stores and other retail storefronts facing a steady decline since the takeoff of online shopping (accelerated by the COVID-19 pandemic), this strategy turns an economic development challenge into an opportunity. Reimagining large, underutilized commercial spaces as housing can form an important nexus with economic development to transform the quintessential single-use sites of the 20th century into 21st century spaces that meet the needs of the future.
- In addition to offering housing for people with a wide range of income levels, these revitalized sites could also become centers of community and learning. Public institutions such as community colleges and university extensions could complement retail and essential services.
- Plan Bay Area 2050 also envisions a Bay Area that accelerates the reuse of public and community lands for mixed-income housing and essential services. Thousands of acres of land owned by cities, transit agencies, school districts, counties or other public agencies are currently sitting vacant or underutilized. Since this land is publicly owned, it offers unique strategic opportunities to advance multiple priorities like affordability and economic development. Deed-restricted affordable housing is more feasible on publicly owned lands because the land, a major expense for development, has already been acquired. Public lands are key opportunity sites for increasing the Bay Area’s supply of affordable housing, as well as nesting that housing within complete communities offering services and open space.

Development trends in the region during the 2015-2023 Housing Element demonstrated an ongoing demand for housing at all income levels (see Chapter 2). This strong demand and need for housing will continue to encourage redevelopment of underutilized sites [with residential uses, development of sites zoned for nonresidential uses that allow residential uses with residential uses](#), and to encourage lot splits and other mechanisms that maximize capacity of sites.

The City has had interest in developing underutilized sites [and sites zoned for nonresidential uses](#) from multiple property owners and interest expressed by affordable housing developers and market rate developers during Housing Element preparation – interest has ranged from single unit projects to projects with 50 units. Changing market conditions have strengthened developer interest in residential development in Martinez, including underutilized properties, and those developers have expressed specific interest in producing housing.

Site Criteria

The methodology used to select sites considered a variety of factors related to the potential of a site to redevelop or intensify uses during the Planning Period, including:

- 1) Ownership of the site/property owner interest
- 2) Existing uses, including age of structure, development intensity/utilization of the site, and value of improvements relative to land value
- 3) Incentives for redevelopment/intensification

Sites that meet Criteria 1 or 2, as discussed below, are determined to be likely to redevelop during the planning period. Further, development trends, economic conditions, and access to infrastructure and services were also considered. The City identified over 100 nonvacant parcels for consideration and removed more than half of the parcels, resulting in 45 nonvacant parcels identified for inclusion in the inventory of sites, including opportunity sites for rezoning.

Criteria 1 - Site Ownership /Interest in Development

Development of sites owned by the City at the income levels identified in the Inventory will be actively solicited during the Planning Period. City-owned sites with existing uses have been reviewed for their development potential and have the capacity for additional uses in underdeveloped portions of the site or for redevelopment of uses in need of rehabilitation or improvement with mixed use or residential only development.

Further, sites with property owners that are interested in development are also anticipated to be more likely to be redeveloped or sold and redeveloped during the Planning Period.

City-owned Sites: City-owned sites included in the Inventory of Residential Sites or identified as an Opportunity Site for rezoning either have capacity to replace the existing use with residential development, to commit a specified portion of the site for residential development, or to repurpose a non-residential building with residential uses. –The City will make its sites available as surplus land as identified by Program 3.

School District-owned Sites: Sites owned by Martinez Unified School District (“MUSD”) are also included in the inventory based on analysis provided in the *Education Workforce Housing in California: Developing the 21st Century Campus* research report published in 2021 by cityLAB at the University of California (“UC”) Los Angeles, the Center for Cities + Schools at UC Berkeley, and the Turner Center for Housing Innovation at UC Berkeley. The report identified five common site types owned by local educational agencies that have potential to accommodate workforce housing:

Underutilized Local Educational Agency Land: Land not associated with a specific local educational agency use (i.e., vacant land, miscellaneous storage areas, and vacant non-educational buildings).

Former School Campus: Portions of an inactive school campus (recreational fields, parking, and classrooms/building area).

Local Educational Agency Parking Lot: Surface parking lots or multistory parking structures.

Active School Campus: Underutilized portions of an active school campus (excess recreational fields, excess parking, and underutilized classrooms/building area).

Local Educational Agency Facility: Local educational agency operations and maintenance offices, warehouses, or bus depots.

For the purpose of identifying MUSD sites that may realistically be available to accommodate affordable workforce housing during the 2023 – 2031 planning period, this element focuses solely on portions of MUSD sites that are underutilized (e.g., the portion of the John Muir Elementary School parcel that is not programmed for any MUSD-related use in the *Martinez Unified School District Master Facilities Plan* and the portion of the Adult Education Center that is used solely for parking or temporary buildings/storage).

Criteria 2 – Existing Uses

Existing uses were evaluated based on several factors to determine if the existing uses would render a site suitable and likely to redevelop during the 2023-2031 Housing Element. Underutilized sites were analyzed using GIS software with multiple datasets to identify potential sites based on certain criteria indicating a high potential for redevelopment. Local datasets and tools were used to aid in the analysis, including ABAGs' Housing Element Site Selection tool, County of Contra Costa assessor parcel data, the City's zoning and land use data, and regional trends related to development of residential or mixed uses on nonvacant sites. For sites to be considered to meet Criteria 2, they must meet at least three of the following five criteria.

The following factors assisted in focusing on sites with potential for redevelopment or intensification:

Existing Use – No Structures: When there are no existing structures, development is more likely.

Existing Use –Intensity: When the existing development intensity, in terms of residential density or floor area ratio, is less than the maximum permitted, this indicates an unrealized capacity for additional development. Citywide, the development ratio (built square feet to total parcel size) ranges from 0 (no development) to 2.52. The mean development ratio is 0.398. Sites with development ratios that are consistent with the regional range of 0 to 1.83 FAR ratio (ratio of building floor area to total site size) or at least 0.5 acre of the site has no structures (e.g., a portion of the site that is vacant, a parking lot, landscaped, etc.) are considered candidates for redevelopment.

Building Age: This is often an indicator of structural condition as buildings that are more than 50 years old (built prior to 1973) often require costly repairs, replacement, or significant remodeling to be maintained and require regular updates to be leasable at market rates, particularly non-residential and multifamily developments. With changing retail and office conditions in recent years as well as other factors that may influence redevelopment of a site, buildings less than 50 years old are also candidates for redevelopment as evidenced by regional data. Based on regional trends, buildings built from 1907 through 1989 are candidates for redevelopment or reuse.

Improvement-to-Land-Value: An assessed improvement-to-land-value ratio less than 1.0 indicates that the value of the improvements (e.g., buildings, facilities) on the site is less than the value of the land, indicating that the existing uses are undervalued and that the site is not being used to its fullest potential and could be redeveloped. Higher improvement-to-land-value ratios are also seen in regional development of nonvacant sites, which may reflect existing maintenance needs of higher value buildings or that the potential for value with redevelopment warrants redeveloping sites with an improvement-to-land-value ratio higher than 1.0. -Based on regional trends, improvement values to land value ratios of θ -zero to 2.7 are suitable for redevelopment.

Criteria Summary

In summary, sites that meet Criteria 1 or meet at least three of the five factors considered under Criteria 2 are anticipated to have a higher likelihood of development [or redevelopment](#) in the near future.

The above factors were used to inform site selection. The above factors were informed by certified Housing Elements in the region, GIS data, County assessor data, meetings with the City Manager and Planning Division, including Planning Manager and Contract Planner, to identify sites with known potential for development, knowledge of past and current development projects, and developer interest in particular zoning districts, neighborhoods, and sites and the use of Google Maps, Loopnet, and Zillow to identify current uses and vacancies. The Planning Division has firsthand knowledge of developer interest in specific sites as developers often reach out to the City to discuss the development potential of sites. Sites that satisfied one or more of the above criteria were considered most likely to become available to accommodate the RHNA.

Sites that Allow Nonresidential Uses – Likelihood of Development

[As discussed above, there are strong trends in the region for reuse and intensification of nonresidential sites \(retail, office, commercial, and other uses\) to redevelop with residential uses. The Economic/Market Conditions discussion in the preceding subsection discusses that the market demand for more housing, including higher density and infill housing that takes advantage of opportunities such as underutilized sites to intensify development in the midst of a State-identified housing crisis, has been highlighted repeatedly by the Governor and State legislators. Plan Bay Area examined regional economic conditions and identifies multiple trends and patterns that support the likelihood of residential development on sites that allow nonresidential uses, including:](#)

- [The Bay Area’s severe housing shortage will require innovative solutions as well as time-tested methods. One novel idea is to transform aging shopping malls and office parks into vibrant, mixed-use neighborhoods incorporating open space, shops, services, and housing. With department stores and other retail storefronts facing a steady decline since the takeoff of online shopping \(accelerated by the COVID-19 pandemic\), this strategy turns an economic development challenge into an opportunity. Reimagining large, underutilized commercial spaces as housing can form an important nexus with economic development to transform the quintessential single-use sites of the 20th century into 21st century spaces that meet the needs of the future.](#)
- [The Plan Bay Area Priority Sites Concept Paper found that “While the Bay Area is “under-housed”, as a whole it is “over-retailed.” Even before the pandemic, most shopping centers in the region and nationwide were experiencing a long decline-. By the end of the last decade, the rise of e-commerce and escalating vacancies led industry observers to predict that few malls nationwide would remain viable as retail-only destinations. –Despite a more favorable pre-pandemic outlook than shopping centers, the Bay Area’s office parks were also increasingly losing out to downtowns for top employers-. With few exceptions, major employers shifted at least some of their workforce to amenity- and transit-rich locations, influenced by employee preferences. Similar to the retail industry, office space demand in general was weakening before the pandemic, represented by a significant decrease in office space per employee and flexible arrangements including shared workspace and working from home. For both office parks and shopping centers, the shift toward e-commerce and remote work that accelerated during the pandemic has only increased the share of commercial space that is functionally obsolete, or too large for demand. This provides an opportunity for communities, government, and developers to rethink how to best utilize these sites.” This finding underscores the increased demand for housing amidst the shift in reduced demand for commercial and office development and sites. Encouraging housing on the City’s sites that are zoned to allow residential uses and a mix of uses is in line with the regional demand for more housing and less commercial and office uses.](#)

[The City’s nonresidential sites that are zoned CC, C, DS, PA, and M-R-1.5/PA permit mixed uses, nonresidential uses, and 100-percent residential uses. The City is also rezoning Opportunity Sites to allow mixed uses and 100-percent residential uses through the Alhambra Avenue Overlay District \(which requires a minimum of 21.5 units per acre\), Affordable Housing Overlay](#)

District (which requires a minimum of 21.5 units per acre), Mixed Use/Housing Overlay District (which requires a minimum of 21.5 units per acre), and the Community Services Overlay District (which allows a minimum of 21 units per acre).

The City reviewed recent development trends in nonresidential and mixed use zones to determine likelihood of development of the sites included in the inventory. Regional development summarized in Table 62 demonstrates trends of sites zoned for nonresidential and mixed uses to develop with residential projects. Table 62 provides multiple examples of commercial, office, and other nonresidential uses redeveloping with a residential project. Locally, Table 57 demonstrates that residential projects in Martinez are occurring on mixed use and nonresidential sites (Amare Apartments zoned M-R-1.5/PA, Portside Lofts zoned CC, and 901 Estudillo Street (zoned RA).

The City has engaged property owners of sites included in the inventory throughout the Housing Element Update process, including notices to property owners of sites included in the inventory, including underutilized sites, sites that allow nonresidential uses, and Opportunity Sites identified for rezoning. Further, the City has also met with local developers, such as the Austin Group, Schultz Development and Consulting, Lippow Development Co., Eden Housing, and Christian Church Homes, who are interested in constructing housing projects within Martinez. Additionally, the City held informational meetings with property owners and religious institutions in November 2023, to discuss the Alhambra Avenue Overlay District and Community Services Overlay District, and the associated regulations to incentivize housing development, particularly affordable housing. Property owners with sites included in the Inventory of Residential Sites and the Opportunity Sites have not shared any information with the City to indicate that a site's inclusion/potential for development with residential uses during the planning period is unlikely.

While trends support the potential for these sites to be developed with residential uses, the City has carefully reviewed sites to only select sites for the 2023 - 2031 Housing Element cycle that are either vacant or have factors supporting their redevelopment with residential uses (see preceding discussion of underutilized sites). In addition to local and regional trends supporting residential development on these sites, the City has reviewed the characteristics of each site zoned for nonresidential or mixed uses that was considered to accommodate the RHNA and selected only sites that are either vacant, available for sale, have owner interest, or have factors supporting their redevelopment with residential uses (see previous discussion of underutilized sites). Recognizing that sites zoned for nonresidential development have the capacity to develop with uses other than residential, the City has also included Program 11 in the Housing Plan to require that sites in the inventory zoned CC, C, PA, DS, DT, and M-R-1.5/PA allow 100-percent residential uses as a permitted use and to require that the sites develop with residential uses at a minimum of 80 percent of maximum permitted density to ensure that these sites yield residential development.

To ensure that sites included in the Inventory of Residential Sites and in the Opportunity Sites could realistically be assumed to develop with residential uses during the Planning Period, the City notified affect property owners of the Housing Element update and provided multiple opportunities for comment. While no property owners requested their sites be removed from the inventory, several requested information regarding the development potential of their sites. Through this process, two property owners, Grace Episcopal Church and Light of Grace Korean Presbyterian Church, have specifically expressed interest in affordable housing development.

The realistic capacity calculations for the sites anticipate that sites zoned CC, M-R-1.5/PA, and PA will develop at the minimum density required by Program 11; above consider the potential for commercial development on the site in the three mixed-use zones in the City. The RHNA inventory only includes sites in the CMU and RMU mixed-use zones. The inventory does not include any sites in zones that do not allow for 100 percent residential development. The realistic capacity for the overlay sites assumes that each site will develop at the minimum required density (21.5 units per acre for the Alhambra Avenue Overlay ("AHO") District, Affordable Housing Overlay ("AHO") District, and Mixed Use/Housing Overlay ("MUO") District sites) and that only a portion of the CSO sites included in the inventory would develop at 40 units/acre, based on the interest the City has received in development of the CSO sites from Grace Episcopal Church and Light of Grace Korean Presbyterian Church. Regarding the Opportunity Sites that are being rezoned with the AAO, AHO, and MUO overlay districts, these sites are required to develop with residential uses at a minimum density as established by Program 13, regardless of the base zoning district.

With the requirements of Programs 11 and 13, there is no likelihood of 100-percent nonresidential development on the sites included in the Inventory of Residential Sites and in the Opportunity Sites as Programs 11 and 13 require that development of those sites provide residential uses at specified minimum densities. Further, to encourage broader housing development activity as part of this effort, the City has conducted a much more comprehensive rezoning to encourage development of the overlay sites, including applying the AAO along the full Alhambra Avenue corridor area designated for intensification (not just the Opportunity Sites) and applying the CSO to all sites owned by religious, fraternal, community service nonprofits, and similar organizations; in contrast, the AAO and MUO are applied to specific sites. However, to provide realistic sites, the City has only included select AAO and CSO sites in the inventory based on the likelihood of development of those sites between 2023 and 2031, which is based on the characteristics identified for Nonvacant Sites in the preceding discussion.

Incentives for Residential Development of Underutilized Sites and Sites that Allow Uses other than Residential

Martinez's Housing Plan demonstrates a new approach to supporting and encouraging housing development in Martinez. As discussed in Program 1, the City is implementing measures to support development of affordable housing, including providing a Housing Concierge service to facilitate the development process for affordable housing developers. Further, the City is offering a range of financial and land use incentives to further encourage affordable and special needs housing as described in Programs 1 and 2.

The City's recently adopted General Plan increased the allowed density on select sites throughout the City. Through Program 4, the City is also significantly increasing the capacity of all Opportunity Sites to incentivize and promote development of these sites. This increase in permitted densities provides opportunities for economic gain, encouraging the reuse and intensification of upzoned sites.

Further, the State has committed to implementing an Affordable Housing Fund to provide a new funding source to assist with providing housing to address the Statewide housing shortage. Program 10 in the Housing Plan commits the City to working with developers, including nonprofits, to access State and other funding available to support development of underutilized sites.

Appendix B addresses each underutilized site criterion related to site ownership/interest in development, existing uses, and incentives for residential development.

Publicly-owned Sites

The following publicly-owned sites, which are identified in Appendix A, are anticipated to be developed or redeveloped with residential or mixed uses, including residential, during the 2023-2031 period.

Site 5: This 0.19-acre, vacant site is designated CRL-A and zoned R-6.0 and is owned by the City. There are no known conditions that would preclude development of the site. The site will be made available for development during the planning period under Program 3A in the Housing Plan and is expected to be developed with at least 1 unit. While the inventory assumes an above moderate unit, it is expected that the site may develop with a very low-, low-, or moderate-income unit as preference will be given to affordable housing developers.

Site 62: This 0.16-acre, vacant site is designated RL and zoned R-6.0 and is owned by the City. There are no known conditions that would preclude development of the site. The site will be made available for development during the planning period under Program 3A and is expected to be developed with at least 1 unit. While the inventory assumes an above moderate unit, it is expected that the site may develop with a very low-, low-, or moderate-income unit as preference will be given to affordable housing developers.

Sites 94 and 95: These vacant sites are 0.08 and 0.48 acres, respectively, designated RL and zoned R-7.5, and owned by the City. The sites will be made available for development during the planning period under Program 3A and are expected to be developed with at least ~~3~~three units (~~1~~one unit on Site 94 and 2 on Site 95). There are no known conditions that would

preclude development of the site during the planning period. While the inventory assumes above moderate-income units, it is expected that the sites may develop with a very low-, low-, or moderate-income units as preference will be given to affordable housing developers.

Site 207: This 0.37-acre site is designated DC and zoned CC and is owned by the City. The zoning allows up to 43 units per acre and higher intensities could be achieved with a density bonus. The site is partially developed with surface parking (asphalt and striping) and does not have any structures or significant improvements. The site is located in the Downtown area, close to services and transit. There are no known conditions that would preclude development of the site during the planning period. The site will be made available for development during the planning period under Program 3A and is expected to be developed with at least 12 lower income units.

Site 211: This 0.28-acre site is designated DT and zoned CC and is owned by the City. The zoning allows up to 43 units per acre and higher intensities could be achieved with a density bonus. The site is developed with surface parking (asphalt and striping) and does not have any structures or significant improvements. The site is located in the Downtown area, close to services and transit. There are no known conditions that would preclude development of the site during the planning period. The site will be made available for development during the planning period under Program 3A and is expected to be developed with at least 9 lower-income units.

Site B2: This 4.9-acre site is designated PI and zoned GF and M-NC/TC. The site is owned by MUSD and the Adult Education Center is located on this site. The MUSD Master Plan identifies that the Adult Education Center campus is in dilapidated condition and that improvements would be cost-prohibitive. The MUSD Master Plan identifies the potential to lease the majority of the site to a developer, with the potential for a portion of the site to be developed with education uses and the remainder to be developed by the developer. In order to accommodate potential adult education uses on the site in the future, only 2 acres of this 4.9-acre site are anticipated to be available for development with housing (approximately 11 very low-, 8 eight low-, 3 three moderate-, and 4 four above moderate-income units) during the planning period. There are no known conditions that would preclude at least 2 two acres of the site from developing with housing during the planning period. Program 13 provides for the rezoning of the site to the Affordable Housing Overlay District which would require at least 21.5 units per acre and allow up to 32 units per acre. Program 3A ensures the City will work with MUSD to identify preferred paths to development, identify a target population, prepare a site design study, and to identify a financing strategy for the site with the intent of issuing an RFP for development of the site with housing by 2027.

Site F: This 15.0-acre site is designated PI and zoned GF. The site is owned by MUSD and the John Muir Elementary School is located on this site. The MUSD Master Plan includes improvements to the school portion of the site; approximately 50% percent of the site is not occupied for the school and is not planned for improvements under the Master Plan. The Housing Element anticipates that up to 3.75 acres of the portion of the site not in use by the school and not improved with structures would be available for residential or mixed-use development. There are no known conditions that would preclude a portion of the site that is at least 3.75 acres from developing with housing during the planning period. Program 13 provides for the rezoning of the site to the Alhambra Avenue Overlay which would allow which would require at least 21.5 units per acre and allow up to 43 units per acre. Program 3A ensures the City will work with MUSD to identify preferred paths to development, identify a target population, prepare a site design study, and to identify a financing strategy for the site with the intent of issuing an RFP for development of the site with housing by 2027.

1. SITES WITH ZONING IN PLACE

Proposed Development Projects

Martinez anticipates processing the following application, as described below.

Riverhouse Hotel, 373-225-003, 0.34 acre: The Riverhouse Hotel project is expansion of an existing 75-unit affordable senior living facility operated by Eden Housing. The proposed expansion would provide nine additional deed-restricted lower income

units. The project has requested the following entitlements: In Spring 2023, the Eden Housing will tentatively submit a building permit application to convert the underutilized ground-floor commercial space to nine junior accessory dwelling units (“JADUs”), as well as a Design Review application to construct minor exterior building modifications and site improvements, and a variance application to avoid raising the building to comply with flood zone requirements to preserve the historic integrity of the building.

Sites with proposed development projects are identified in the Inventory of Residential Sites in Appendix A.

Vacant Sites with Existing Zoning to Accommodate Residential Uses

Vacant sites with zoning in place to accommodate residential uses are zoned AV/PD, AV/R-40, M-R-1.5/PA, R-2.5, R-3.5, R-6.0, R-6.0, ECD-R-6.0, R-7.5, R-10, R-40, RR-40, CC, and DS. These sites are shown on Figures 2 and 3 and details for each site (Accessor’s Parcel Number (“APN”), size, General Plan designation, zoning, etc.) are provided in Appendix A. These sites are anticipated to develop with residential uses based on the realistic capacity assumptions described previously.

Underutilized Sites with Existing Zoning to Accommodate Residential Uses

Underutilized sites with zoning in place to accommodate residential uses are zoned CC, DS, M-R-1.5/PA, PA, R-3.5, R-6.0, R-10, and R-20. These sites are shown on Figures 2 and 3 and details for each site (APN, size, existing use, General Plan designation, zoning, etc.) are provided in Appendix A. Underutilized sites included in the inventory were selected based on the criteria discussed above; Appendix B addresses each of the criteria used to select underutilized sites likely to redevelop during the Planning Period (Ownership/Interest in Development, Existing Use – Vacant/No Structures, Existing Use – Low Intensity, Building Age, Value, and Proximity to Community Services/Facilities and Transit). [See discussion in previous section regarding likelihood of housing on sites that allow nonresidential uses.](#)

2. RESIDENTIAL PROJECTS WITH APPROVED DEVELOPMENT ENTITLEMENTS (POST JUNE 30, 2022 OCCUPANCY)

The following projects have approved development entitlements and have been completed or will be completed during the 2023-2031 Housing Element.

1. **Traditions at the Meadows:** This 65-unit single family residential development is approved and entitled. All 65 units are anticipated to complete construction in 2023/2024. The units are anticipated to be affordable to above moderate-income households based on sales prices of recent units. Additionally, as of March 2023, the City issued building permits for five accessory dwelling units, in addition to the 65 units.
2. **Laurel Knolls Townhomes:** This 74-unit single family attached development is approved and entitled. Most units were constructed during the 2015-2023 Housing Element. Thirteen units were built during the 2023-2031 Housing Element and an additional 13 units have received building permits and are anticipated to be completed in 2023. The units are anticipated to be affordable to above moderate-income households based on sales prices of recent units.
3. **Amare Apartments:** This 183-unit multifamily apartment project has been approved and entitled. The units include nine units that will be deed-restricted for very low-income households and the remaining units will be market rate and are anticipated to be affordable to moderate- (64 units) and above moderate-income households (110 unit) based on rental rates in Martinez and rents of recently constructed multifamily projects in nearby communities (The Grant, Concord). A building permit is required, and it is anticipated to be requested and issued in [2023/2024](#).
4. **Brookside Assisted Living:** This existing assisted living project received planning entitlements to construct a new building containing additional beds to be affordable to above moderate households. No building permit application has been received for this project to date.
5. **2108 Valente Circle:** This single-family unit was approved and entitled in February 2023. The project requested a building permit in March 2023; no other approvals are necessary. Based on building permit timing, the project is anticipated to be constructed in 2024/2025.

6. **Harbor View/Shell:** This single-family unit was approved and entitled in February 2023. The project has not yet requested a building permit; no other approvals are necessary. Based on building permit timing, the project is anticipated to be permitted by 2024/2025.

3. PROJECTED ADUs

From 2018 through 2022, the City permitted 31 ADUs, an average of 6.2 units per year. A regional survey of ADU affordability was conducted by ABAG to support the 2023-2031 Housing Elements. This survey examined rental costs by region – Contra Costa County is included in the East Bay Region. The survey identified that in the East Bay Region, the majority of ADUs that are occupied by tenants are made available to friends and family and the rest rented at a range of rents. The survey concluded that, when accounting for ADUs rented at market rates and ADUs rented at discounted rates to families and friends, 33 percent are affordable to very low-income households, 27 percent to low-income households, 33 percent to moderate-income households, and ~~7~~seven percent to above moderate-income households. [Although ADUs are often considered “affordable by design,” HCD only allows ADUs to count towards the affordable categories if the affordability can be demonstrated through either a deed restriction guaranteeing affordable rents, documentation of proposed rental rates, or through a survey of rental rates of comparable units. In 2023, the City issued building permits for 31 non-deed restricted ADUs \(an increase from 13 in 2022\). Further, in 2023, the City issued Planning entitlements for nine deed-restricted affordable units with the Riverhouse Hotel project, located at 700 Alhambra Avenue.](#)

Program 4 in the Housing Plan will increase Martinez’s efforts to promote and assist with development of ADUs through updating the Zoning Ordinance to permit ADUs ministerially and subject to objective development standards consistent with the requirements of State law, will provide for conversion of illegal, unrecognized ADUs into legal dwelling units through an amnesty program, and will assist property owners in planning their ADUs by providing free, downloadable sample ADU plans that have been reviewed for compliance with the MMC, including CBC requirements. Based on the support for ADUs provided through Program 4, the City anticipates that ADU production will approximately double during the 2023-2031 planning period, based on a gradual increase and the planning incentives and streamlining efforts.

Based on the City’s efforts to increase ADU production and the results of the ABAG survey, it is anticipated that the 74 projected ADUs from 2023 through the end of the 6th Cycle will result in 24 very low-income units, 20 low-income units, 25 moderate-income units, and ~~5~~five above moderate income units.

4. OPPORTUNITY SITES TO BE REZONED

A rezone program has been included in the Housing Element (Program 4) to fulfill the requirements of Government Code Section 65583.2 (h) and (i). More than half of Martinez’s shortfall in its very low- and low-income RHNA will be accommodated on sites that will allow a mix of uses, therefore the City will be subject to requirements to allow 100 percent residential on Opportunity Sites that allow non-residential development. A key tenet of Martinez’s approach to providing sites to address its very low- and low-income housing needs will be through rezoning ~~in-order~~ to significantly increase permitted residential densities:

- **Alhambra Avenue Overlay District:** The Alhambra Avenue Overlay (“AAO”) [District](#) will accommodate 21.5 to 43 units per acre and will allow 100 percent residential development. The overlay is intended to revitalize the Alhambra Avenue corridor, spurring investment in underutilized properties and enlivening the area through introduction of housing opportunities. The ~~Alhambra Avenue Overlay~~[AAO District](#) encourages residential development through allowing increased densities and ministerial development processing in exchange for the provision of at least 20 percent very low- and low-income units or 30 percent moderate-income units.
- **Affordable Housing Overlay District:** The Affordable Housing Overlay (“AHO”) [District](#) will accommodate a minimum of 21.5 to a maximum of 32 units per acre and will allow 100 percent residential development. The ~~Affordable Housing Overlay~~[AHO District](#) encourages residential development through allowing increased densities and ministerial

development processing in exchange for the provision of at least 20 percent very low- and low-income units or 30 percent moderate-income units.

- **Mixed Use/Housing Overlay District:** The Mixed Use/Housing Overlay (“MUO”) District will accommodate 21.5 to 43 units per acre and will allow 100 percent residential development. The ~~Mixed Use/Housing Overlay~~ MUO District encourages residential and mixed-use development through allowing increased densities and ministerial development processing in exchange for the provision of at least 20 percent very low- and low-income units or 30 percent moderate-income units.
- **Community Services Overlay District:** The Community Services Overlay (“CSO”) District will accommodate 21 to 50 units per acre and will allow 100 percent residential development. The ~~Community Services Overlay~~ CSO District is applied to sites with existing legal religious institutions and community-oriented non-profits. This overlay encourages residential development through allowing increased densities and ministerial development processing in exchange for the provision of at least 20 percent very low- and low-income units or 30 percent moderate income units.
- **General Plan Implementation:** 13 sites will be rezoned to be consistent with the General Plan land use designation, as identified in Appendix A and Program 4.

Appendix B addresses criteria used to identify underutilized sites, including Opportunity Sites, that are anticipated to be available for development during the Planning Period.

C. HOUSING RESOURCES

Housing In-Lieu Fund This fund accounts for developer fees which are paid in-lieu of affordable housing. The funds are to be used at the City's discretion for the provision of affordable housing to low- and moderate-income households. \$373,177 (2021)

1. HOUSING ASSISTANCE AND COMMUNITY SERVICE PROVIDERS

Resources available to assist the general public as well as households with special housing needs with obtaining housing and services within Pittsburg and the County are summarized below.

Bay Area Community Services (“BACS”): Since our founding in 1953, BACS has become a local leader in homelessness prevention programs, facing the housing crisis head on through rapid re-housing, targeted outreach for people experiencing homelessness and support navigating the web of services, purchasing housing across the Bay Area to house people who would otherwise be homeless, and much more. BACS also provides recovery-oriented behavioral health services across the spectrum of need.

Bay Area Crisis Nursery (“BACN”): BACN provides short-term residential care and emergency childcare services to give parents time to focus on resolving a crisis or stressful situation. BACN also provides a Respite Care program allowing monthly respite support of the children.

Bay Area Legal Aid: Bay Area Legal Aid provides low-income clients with free civil legal assistance, including legal advice and counsel, effective referrals, and legal representation. Bay Area Legal Aid serves seven Bay Area counties: Alameda, Contra Costa, Marin, Napa, San Francisco, San Mateo, and Santa Clara.

California Work Opportunity and Responsibility to Kids (“CalWORKs”): CalWORKs is a public assistance program that provides cash aid and services to eligible families that have a child(ren) in the home. The program serves all 58 counties in the state and is operated locally in Contra Costa County by the Health and Human Services Agency. If a family has little or no cash and needs housing, food, utilities, clothing or medical care, they may be eligible to receive immediate short-term help. Families

that apply and qualify for ongoing assistance receive money each month to help pay for housing, food and other necessary expenses.

Calli House: Calli House, based in West Contra Costa, is a short-term housing and supportive services program for up to 4 months. It is designed to address the immediate needs of runaway and homeless youth ages 18-24 in Contra Costa County. Available 24 hours per day, the program is a safe haven off the streets, with the capacity to serve up to 15 youth. Youth receive intensive case management services and are reintegrated back into the community.

Children's Advocacy Centers of California ("CACC"): CACC is a membership organization dedicated to helping local communities respond to allegations of child abuse in ways that are effective and efficient – and put the needs of child victims first. CACC provides training, support, technical assistance and leadership on a statewide level to local child advocacy centers and multidisciplinary teams throughout California responding to reports of child abuse and neglect.

Community United Against Violence ("CUAV"): Founded in 1979, CUAV works to build the power of lesbian, gay, bisexual, transgender, queer ("LGBTQIA+") communities to transform violence and oppression. CUAV supports the healing and leadership of those impacted by abuse and mobilize our broader communities to replace cycles of trauma with cycles of safety and liberation. As part of the larger social justice movement, CUAV works to create truly safe communities where everyone can thrive.

Contra Costa County Advisory Council on Aging ("ACOA"): ACOA is an engaged group of county residents interested in helping improve the quality of life for older adults in and around Contra Costa County. The Advisory Council on Aging provides leadership and advocacy on behalf of older persons and serves as a channel of communication and information on aging issues. In collaboration with the Area Agency on Aging, the Council provides a means for countywide planning, cooperation and coordination to improve and develop services and opportunities for older residents of this county.

Contra Costa County CoC: A CoC Program is designed to assist individuals and families experiencing homelessness by providing services that are needed to help these individuals and families move into permanent housing, with the goal of long-term stability. The CoC Program is set up in a way that promotes community wide planning and strategic use of resources to address homelessness and improve coordination to mainstream resources and other programs targeted to people experiencing homelessness.

Contra Costa County Health and Human Services: The Health and Human Services Division of the County Administrator's Office oversees the budgets and administration of the Health Services, Employment and Human Services, Child Support Services, and Veterans Service Office departments. The Division also provides oversight and guidance, through the support of a Managing Director, for the Arts and Culture Commission of Contra Costa County.

ECHO Housing: The Eden Council for Hope and Opportunity (ECHO Housing) was founded in 1964 and incorporated in 1965 by community volunteers dedicated to equal housing opportunities and the prevention and elimination of homelessness. Established as a fair housing agency, ECHO has expanded to a full service housing counseling organization providing services to very low and moderate income clients. Current service programs include:

- Fair Housing Services serving urban and unincorporated Alameda, Contra Costa, and Monterey Counties, and the Cities of Alameda, Antioch, Concord, Hayward, Livermore, Monterey, Oakland, Pleasanton, Richmond, Salinas, San Leandro, Seaside, Union City, and Walnut Creek;
- Tenant/Landlord Services serving urban and unincorporated Alameda, Contra Costa, and Monterey Counties, and the Cities of Alameda, Hayward, Livermore, Monterey, Pleasanton, Richmond, Salinas, San Leandro, Seaside, Union City, and Walnut Creek;
- Shared Housing Counseling Program serving the Cities of Livermore and Pleasanton;
- Homeless Prevention Program serving the City of Livermore;

- Rental Assistance Program and the Rent/Deposit Grant Program serving Alameda County,
- First-Time Homebuyer Education for those living or working in the Cities of Livermore and Pleasanton;
- Rent Review and Eviction Harassment Programs for the Cities of Albany, Concord, Emeryville, and Union City; and unincorporated Alameda County.

Emergency Shelters for Adults: The emergency shelter program for adults provides shelter and case management services to assist residents in ending their homelessness and attaining their highest level of self-sufficiency.

Habitat for Humanity Bay Area and Silicon Valley: Habitat for Humanity provides affordable home repair assistance, homeownership counseling, financial education, homeownership assistance to eligible households willing to contribute sweat equity to the construction of their home to Contra Costa County residents.

Housing Authority of the County of Contra Costa: The Housing Authority manages Section 8 Housing Choice Vouchers and public housing throughout Contra Costa County, including in Martinez.

Independent Living Resources of Solano and Contra Costa Counties (“ILRSCC”): ILRSCC empowers people with disabilities to live independently through advocacy and support and partners with the community to expand opportunities for independent living. By providing free assistive services to persons with disabilities, educating the public about the needs and abilities of the Disability Community, and advocating for systemic and social change, ILRSCC hopes to encourage autonomous living and community unity.

National Alliance on Mental Illness (“NAMI”): NAMI Contra Costa is a 501(c)3 non-profit organization providing outreach, education, support and advocacy to families and individuals in need of help dealing with mental illness. NAMI contracts with Contra Costa County to facilitate peer support groups and to offer one-on-one mentoring and provide numerous education programs throughout the community.

Partnership Health Plan Care Management Ride Program: Persons with Medi-Cal that receive their benefit through Partnership Health Plan and have complex medical needs can receive additional care management including free transportation assistance.

SHELTER, Inc: The mission of SHELTER, Inc., is to prevent and end homelessness for low income, homeless, and disadvantaged families and individuals by providing housing, services, support, and resources that lead to self-sufficiency. SHELTER, Inc. has owned and managed properties throughout Contra Costa County, including Pittsburg Affordable Housing Association of Pittsburg, and Pittsburg Family Center.

2. INCENTIVES AND FINANCIAL RESOURCES

With respect to landowners and developers seeking to provide housing or retain affordable housing in Martinez, a variety of Federal, State, and local resources are available to help fund affordable housing and reduce financing constraints on housing development, as shown in Table 63.

Table 63. Financial Resources		
Program Name	Description	Eligible Activities
1. Federal Programs		
Community Development Block Grant (“CDBG”)	Grant program funded through HUD on a formula basis for entitlement communities. The City of Martinez participates in the Contra Costa County Consortium, which receives CDBG entitlement funds directly from HUD and administers the funds on behalf of	<ul style="list-style-type: none"> - Acquisition - Rehabilitation - Homebuyer Assistance - Economic Development - Homeless Assistance - Public Services

Table 63. Financial Resources		
Program Name	Description	Eligible Activities
	member jurisdictions. CDBG funds may be used for housing rehabilitation and community development, including public facilities and economic development.	
HOME	HOME funds awarded annually as formula grants to participating jurisdictions. Martinez, with the other cities and Contra Costa County, participate in the County - administered HOME program. HOME funds can be used for grants, direct loans, loan guarantees, or other forms of credit enhancement or rental assistance or security deposits.	<ul style="list-style-type: none"> - Acquisition - Rehabilitation - Homebuyer Assistance - Rental Assistance
Housing Choice Voucher Program	Federally-funded rental assistance payments from the Housing Authority to owners of private market rate units on behalf of very low-income tenants. The Housing Choice Voucher Program includes vouchers issued to individual households as well as project-based vouchers issued to a developer to preserve a specified number of units in a project for lower income residents.	<ul style="list-style-type: none"> - Rental Assistance - Homebuyer Assistance
Low Income Housing Tax Credits ("LIHTC")	Tax credits are available to persons and corporations that invest in low-income rental housing. Proceeds from the sales are typically used to create housing.	<ul style="list-style-type: none"> - New Construction - Acquisition - Rehabilitation
Mortgage Credit Certificate ("MCC") Program	Income tax credits available to first-time homebuyers to buy new or existing single-family housing. Contra Costa County implements this program countywide.	<ul style="list-style-type: none"> - Homebuyer Assistance
Section 202	Grants through HUD to non-profit developers of supportive housing for the elderly.	<ul style="list-style-type: none"> - New Construction - Acquisition - Rehabilitation
Section 203(k)	HUD provides long-term, low interest loans at fixed rates to finance acquisition and rehabilitation of eligible properties.	<ul style="list-style-type: none"> - Acquisition - Rehabilitation - Relocation of Unit - Refinance Existing Debt
Section 811	Grants through HUD to non-profit developers of supportive housing for persons with disabilities, including group	<ul style="list-style-type: none"> - New Construction - Acquisition - Rehabilitation

Table 63. Financial Resources		
Program Name	Description	Eligible Activities
	homes, independent living facilities and intermediate care facilities.	- Rental Assistance
2. State Programs		
Affordable Housing Partnership Program (“AHPP”)	Provides lower interest rate California Housing Finance Agency (“CalHFA”) loans to homebuyers who receive local secondary financing.	- Homebuyer Assistance
CalHOME	Provides grants to local governments and non-profit agencies for local homebuyer assistance and owner-occupied rehabilitation programs and new home development projects. Will finance the acquisition, rehabilitation, and replacement of manufactured homes.	- New Construction - Rehabilitation - Homebuyer Assistance
California Housing Assistance Program	Provides 3% silent second loans in conjunction with 97% CalHFA first loans to give eligible buyers 100% financing.	- Homebuyer Assistance
California Self-Help Housing Program (“CSHHP”)	Provides grants for administration of mutual self-help housing projects.	- New Construction - Homebuyer Assistance
Emergency Housing and Assistance Program (“EHAP”)	Provides grants to support emergency housing.	- Shelters and Transitional Housing
Emergency Shelter Program	Grants awarded to non-profit organizations for shelter support services.	- Support Services
Multifamily Housing Program (“MHP”)	Provides low interest loans to developers of permanent and transitional rental housing. Funds may be used for new construction, rehabilitation, or acquisition and rehabilitation of permanent or transitional rental housing, and the conversion of nonresidential structures to rental housing.	- New Construction - Rehabilitation - Preservation
Project Homekey	Provides grants to local entities to acquire and rehabilitate a variety of housing types – such as hotels, motels, vacant apartment buildings, and residential care facilities – in order to serve people experiencing homelessness.	- Acquisition - Rehabilitation
3. Local Programs		

Table 63. Financial Resources		
Program Name	Description	Eligible Activities
Housing Rehabilitation Program (Contra Costa County/Habitat for Humanity)	Low-interest rehabilitation loans to lower income households. Loan funds may be used for various improvements, but are required to fall under the category of health and safety, property maintenance, functional obsolescence, energy efficiency, or removal of architectural barriers for the disabled. Common repairs permitted under this loan program include, but are not limited to: new roofs and gutters; electrical and plumbing upgrades; and installation of ramps and grab bars.	<ul style="list-style-type: none"> - Rehabilitation - Energy Efficiency - Accessibility
Rental, Mortgage and Utility Assistance Program	Assists residents that have experienced financial hardship due to COVID-19. Program is managed by Shelter Inc.	<ul style="list-style-type: none"> - Rental Assistance - Mortgage Assistance - Utility Assistance
4. Private Resources/Financing Programs		
Federal National Mortgage Association (Fannie Mae)	Fixed rate mortgages issued by private mortgage insurers.	- Homebuyer Assistance
	Mortgages that fund the purchase and rehabilitation of a home.	<ul style="list-style-type: none"> - Homebuyer Assistance - Rehabilitation
	Low down-payment mortgages for single-family homes in underserved low-income and minority cities.	- Homebuyer Assistance
Freddie Mac HomeOne	Provides down-payment assistance to first-time homebuyers and second mortgages that include a rehabilitation loan.	- Homebuyer Assistance

Figure 2.
6th Cycle Housing Inventory
AERIAL VIEW

--- Martinez City Boundary

Sites Inventory

- Vacant
- Underutilized
- Parcel within a Residential Project

Opportunity Sites

- Vacant - Opportunity Site
- Underutilized - Opportunity Site

General Plan Rezone

- Vacant
- Underutilized

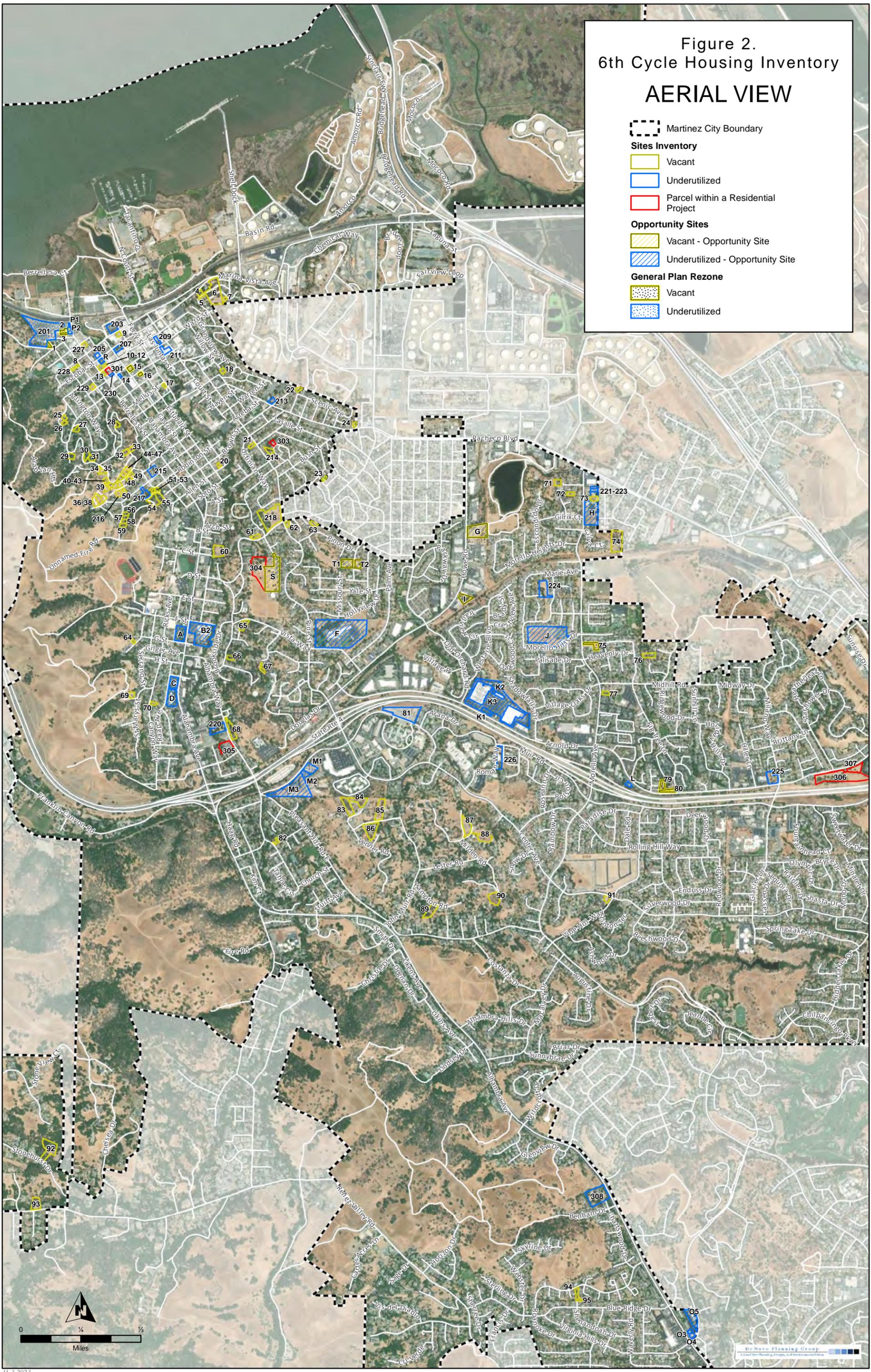
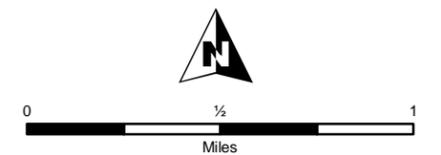
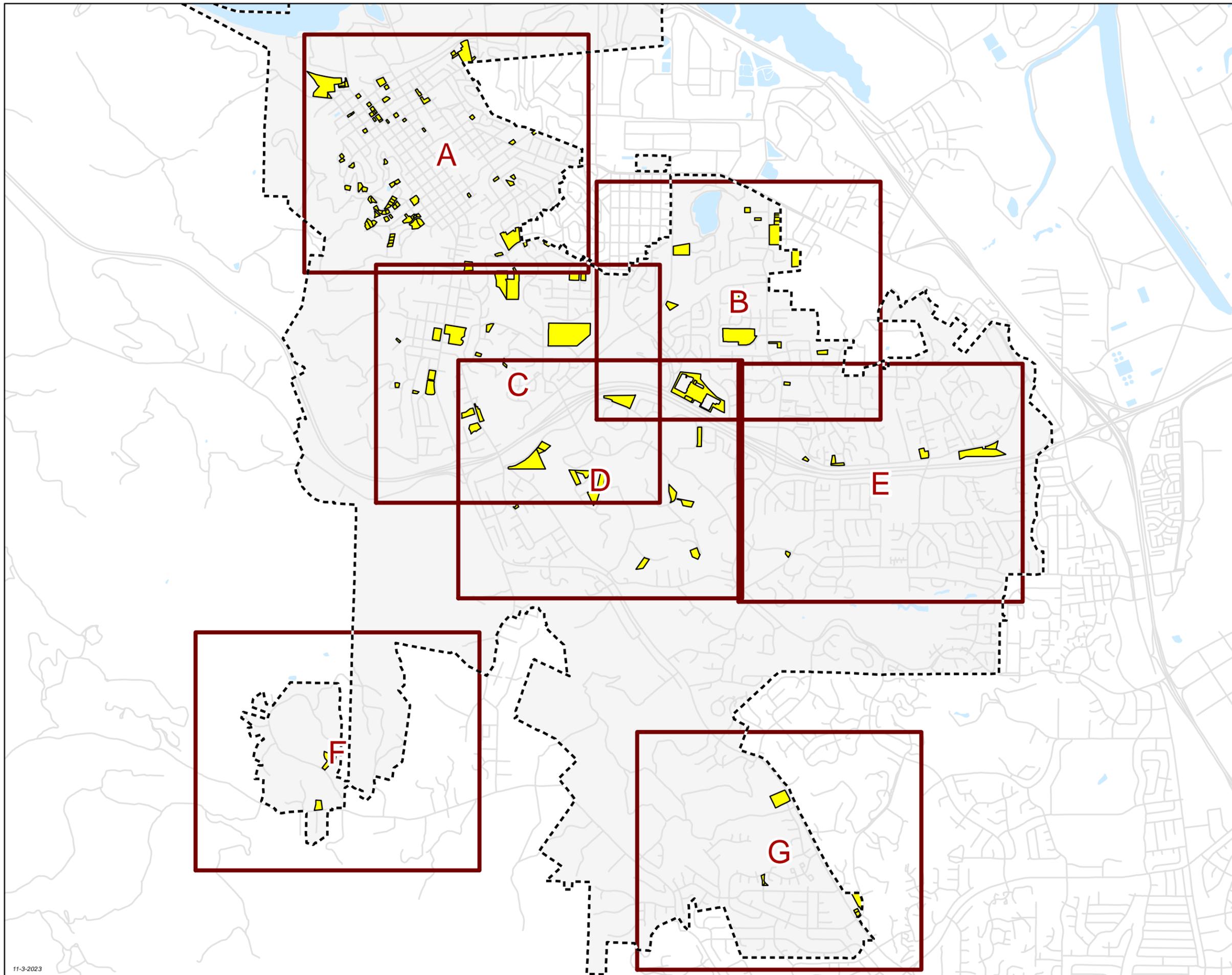


Figure 3.
6th Cycle Housing Inventory

INDEX MAP

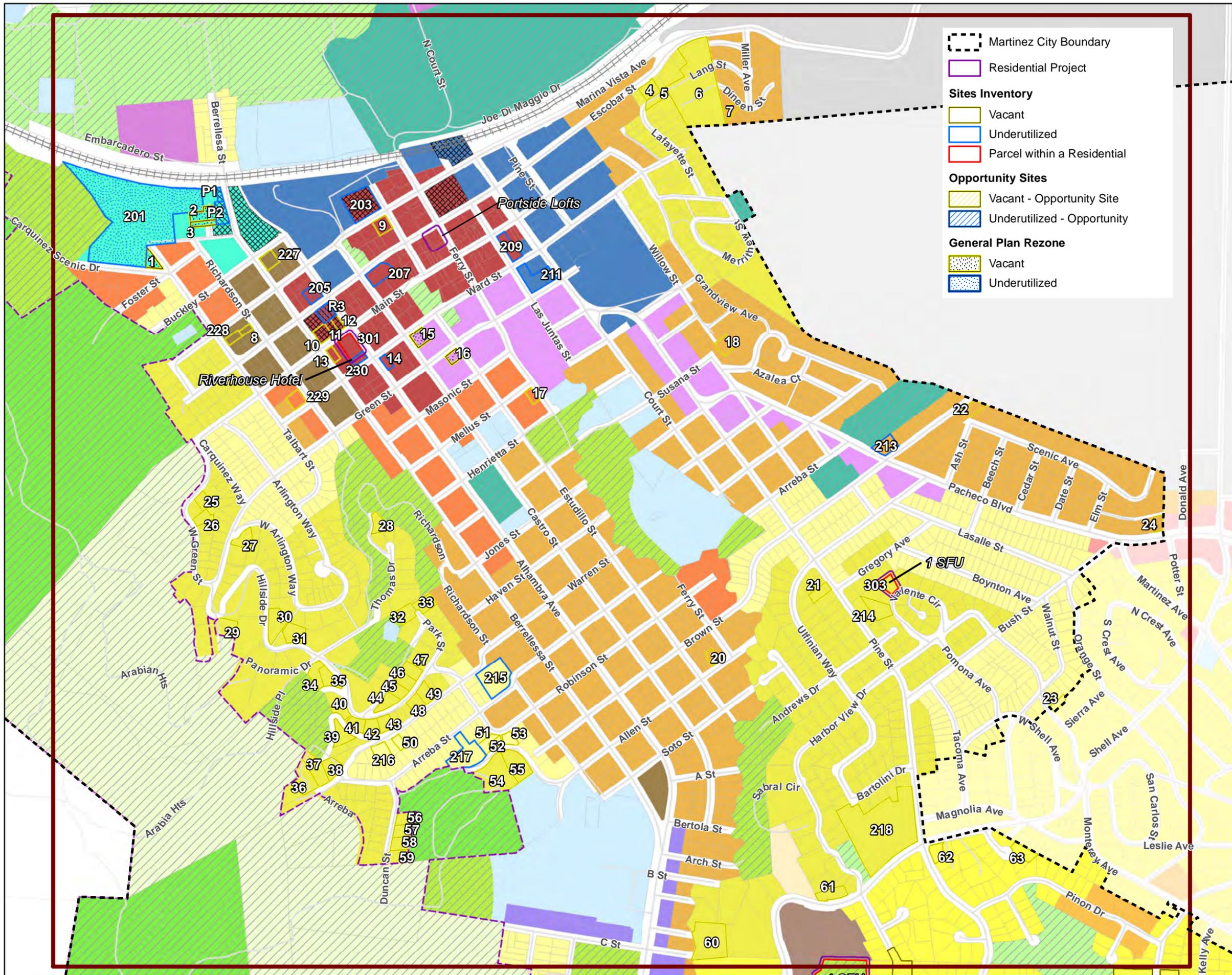
Legend

-  Martinez City Boundary
-  Grid Index
-  Housing Inventory Parcel



City of Martinez 6th Cycle Housing Inventory

GRID A



Martinez City Boundary
 - Dashed black line

Residential Project
 - Purple outline

Sites Inventory

- Vacant (Yellow)
- Underutilized (Light Blue)
- Parcel within a Residential (Red outline)

Opportunity Sites

- Vacant - Opportunity Site (Yellow with diagonal lines)
- Underutilized - Opportunity (Blue with diagonal lines)

General Plan Rezone

- Vacant (Yellow with dots)
- Underutilized (Blue with dots)

2035 General Plan Land Use Map

Franklin Hills Subarea
 - Purple outline

Downtown Residential Opportunity Area
 - Cross-hatched pattern

POPO Overlay
 - Diagonal lines

Downtown

- DC (Downtown Core) - Red
- DG (Downtown Government) - Blue
- DS (Downtown Shoreline) - Cyan
- DT (Downtown Transition) - Purple

Residential

- RVL (Residential Very Low) - Light Orange
- RL (Residential Low) - Yellow
- RM (Residential Medium) - Orange
- RVH (Residential Very High) - Brown

Central Residential Single Family

- CRL-A (Central Residential Low - A) - Light Green
- CRL-B (Central Residential Low - B) - Yellow-Green

Central Residential Mixed Single Family and Mult Family

- CRL-C (Central Residential Low - C) - Orange
- CRM (Central Residential Medium) - Red-Orange
- CRH (Central Residential High) - Brown

Commercial, Mixed Use, and Industrial

- CN (Neighborhood Commercial) - Pink
- BPO/CRL-B (Business Park and Office/Central Residential Low - B) - Purple
- IM (Industrial and Manufacturing) - Grey

Parks, Recreation, and Open Space Preservation

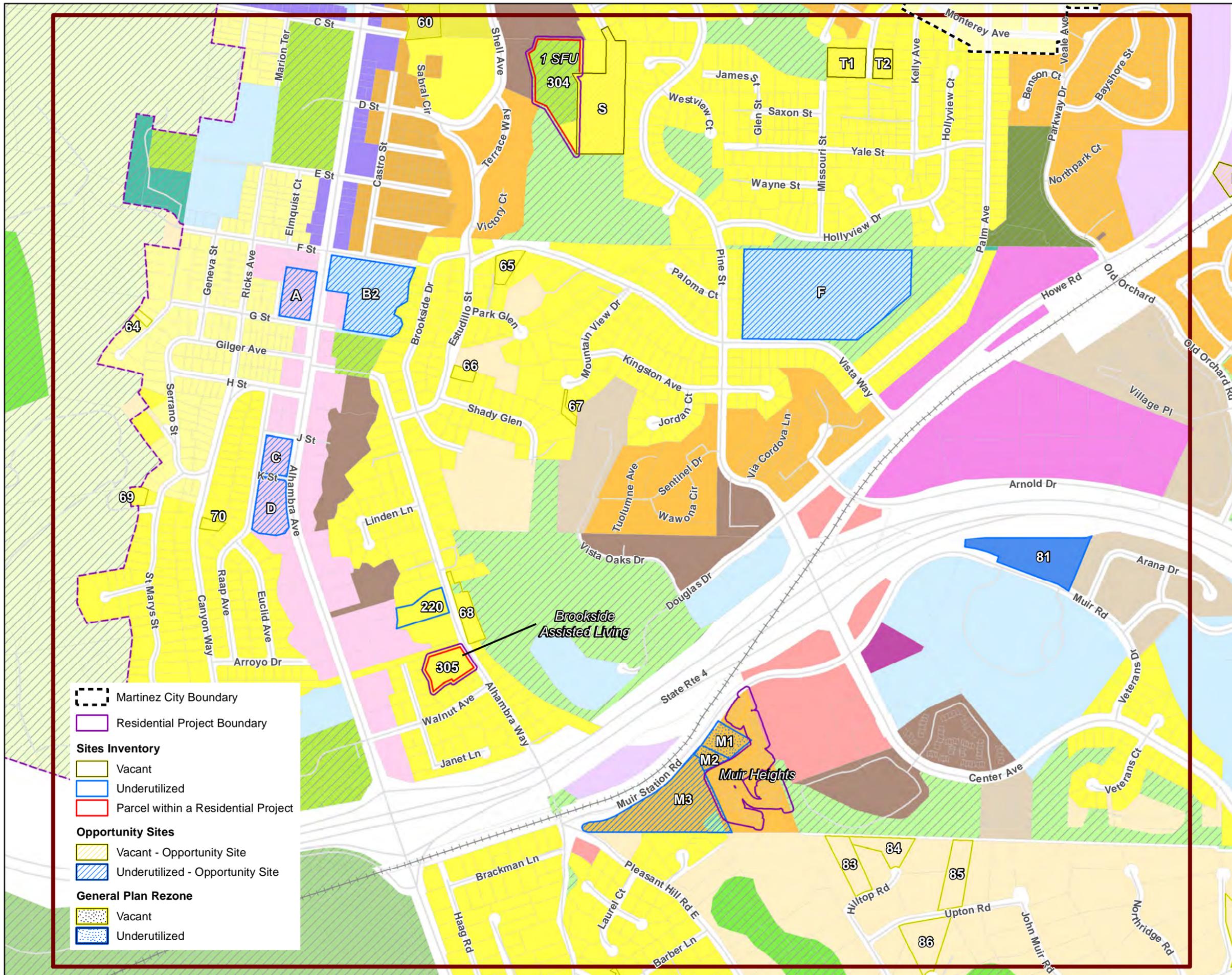
- ESL (Environmentally Sensitive Land) - Light Green
- OS (Open Space) - Green
- OS/P&R (Open Space, Parks & Recreation) - Light Green
- P&R (Parks & Recreation) - Teal
- PPOS (Parks & Recreation, Public Permanent Open Space) - Green

Waterfront Recreation and Marina
 - MW (Marina and Waterfront) - Purple

Public and Quasi-Public Institutions
 - PI (Public and Quasi Public) - Light Blue

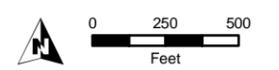


City of Martinez 6th Cycle Housing Inventory GRID C



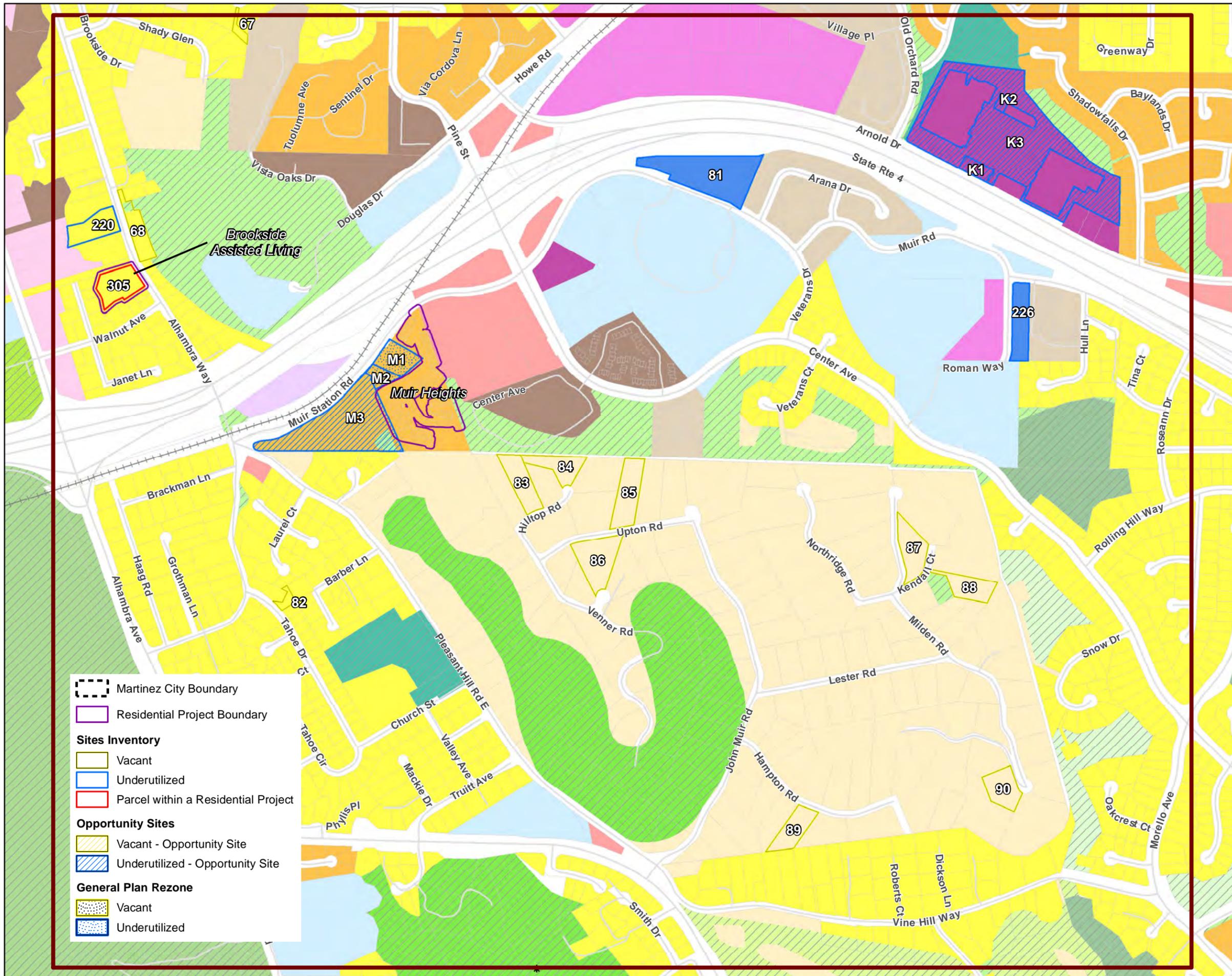
- 2035 General Plan Land Use Map**
- Franklin Hills Subarea
 - POPO Overlay
- Residential**
- RVL (Residential Very Low)
 - RL (Residential Low)
 - RM (Residential Medium)
 - RH (Residential High)
 - RVH (Residential Very High)
- Central Residential Single Family**
- CRL-A (Central Residential Low - A)
 - CRL-B (Central Residential Low - B)
- Central Residential Mixed Single Family and Mult Family**
- CRL-C (Central Residential Low - C)
- Commercial, Mixed Use, and Industrial**
- GC (General Commercial)
 - CN (Neighborhood Commercial)
 - CLI (Commercial Light Industrial)
 - CR (Regional Commercial)
 - BPO (Business Park and Office)
 - BPO/CRL-B (Business Park and Office/Central Residential Low - B)
 - BPO/RVH (Business Park and Office/Residential Very High)
- Parks, Recreation, and Open Space Preservation**
- ESL (Environmentally Sensitive Land)
 - NP (Neighborhood Park)
 - OS (Open Space)
 - OS/P&R (Open Space, Parks & Recreation)
 - CUL (Open Space/Conservation Use Land)
 - P&R (Parks & Recreation)
 - PPOS (Parks & Recreation, Public Permanent Open Space)
- Public and Quasi-Public Institutions**
- PI (Public and Quasi Public)

- Martinez City Boundary
 - Residential Project Boundary
- Sites Inventory**
- Vacant
 - Underutilized
 - Parcel within a Residential Project
- Opportunity Sites**
- Vacant - Opportunity Site
 - Underutilized - Opportunity Site
- General Plan Rezone**
- Vacant
 - Underutilized



City of Martinez 6th Cycle Housing Inventory

GRID D



2035 General Plan Land Use Map

- * Alhambra Hills Remote Home Sites
- POPO Overlay

Residential

- RVL (Residential Very Low)
- RL (Residential Low)
- RM (Residential Medium)
- RH (Residential High)
- RVH (Residential Very High)

Commercial, Mixed Use, and Industrial

- GC (General Commercial)
- CN (Neighborhood Commercial)
- CLI (Commercial Light Industrial)
- CR (Regional Commercial)
- BPO (Business Park and Office)
- BPO/RVH (Business Park and Office/Residential Very High)

Parks, Recreation, and Open Space Preservation

- OS (Open Space)
- OS&R (Open Space & Recreation, Permanent)
- OS-S (Open Space, Slopes Over 30%)
- OS/P&R (Open Space, Parks & Recreation)
- OS-P (Open Space, Private)
- CUL (Open Space/Conservation Use Land)
- P&R (Parks & Recreation)
- PPOS (Parks & Recreation, Public Permanent Open Space)

Public and Quasi-Public Institutions

- PI (Public and Quasi Public)

- Martinez City Boundary
- Residential Project Boundary

Sites Inventory

- Vacant
- Underutilized
- Parcel within a Residential Project

Opportunity Sites

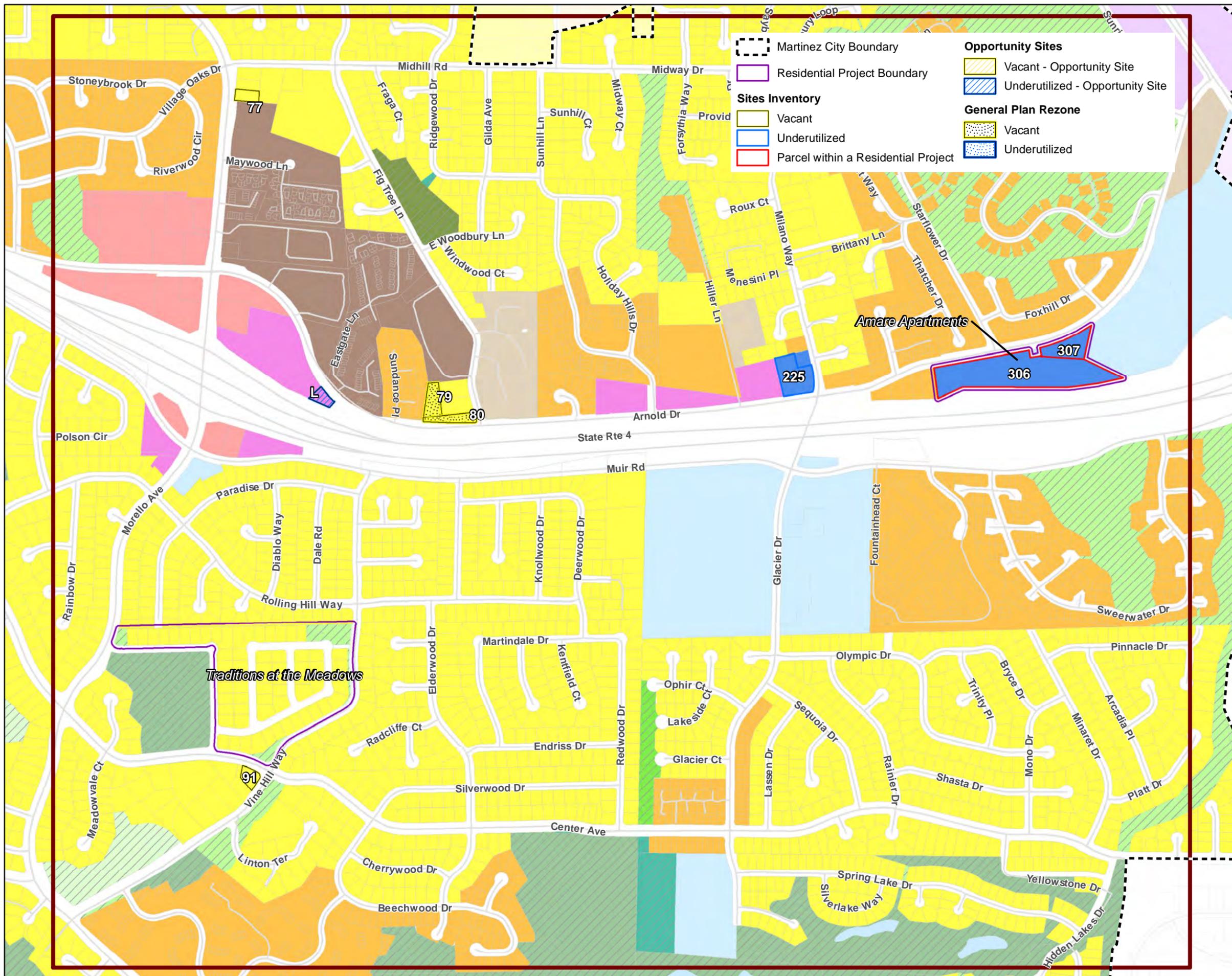
- Vacant - Opportunity Site
- Underutilized - Opportunity Site

General Plan Rezone

- Vacant
- Underutilized



City of Martinez 6th Cycle Housing Inventory GRID E



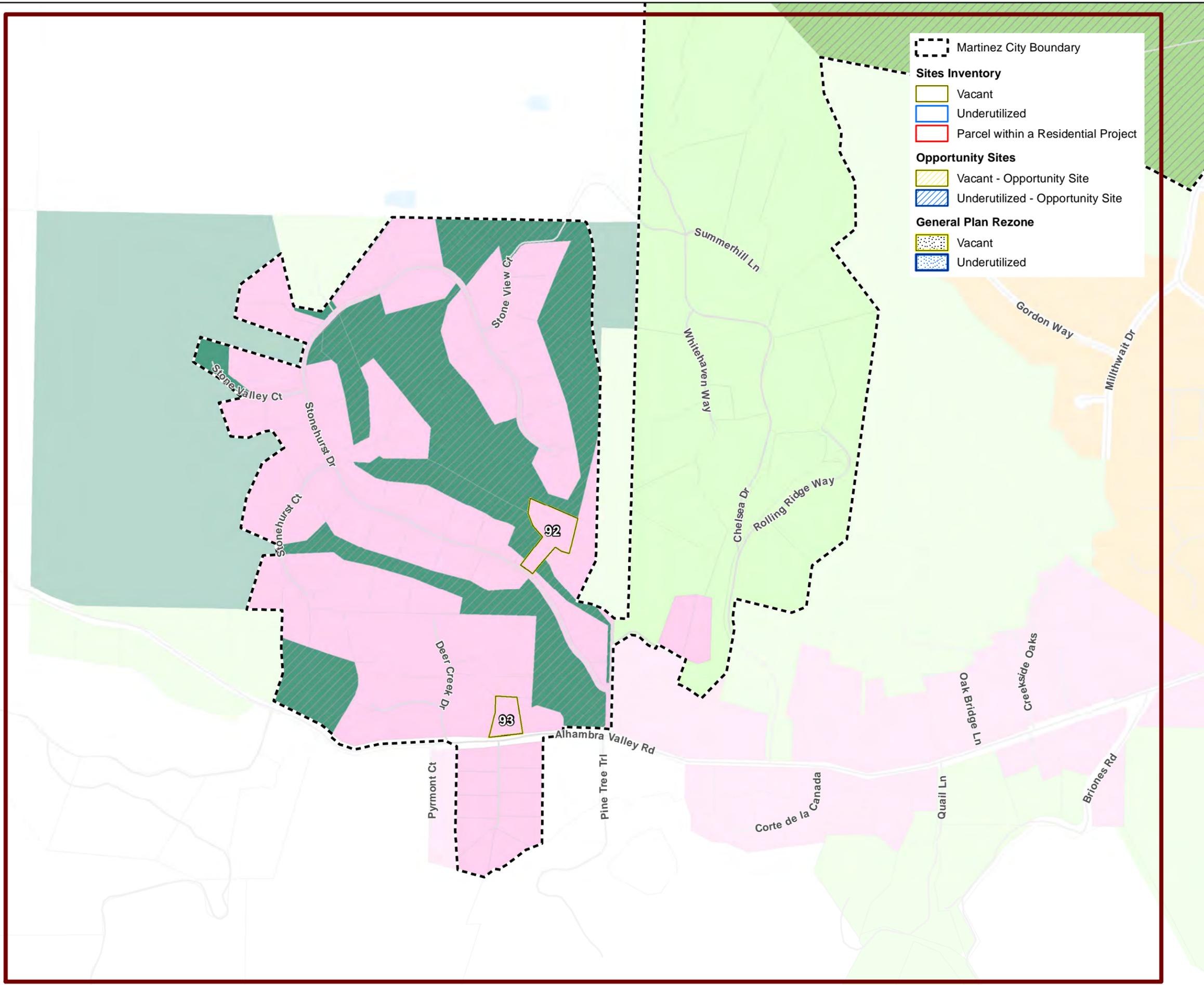
2035 General Plan Land Use Map

- POPO Overlay (Diagonal lines)
- Residential**
 - RVL (Residential Very Low)
 - RL (Residential Low)
 - RM (Residential Medium)
 - RH (Residential High)
 - RVH (Residential Very High)
- Commercial, Mixed Use, and Industrial**
 - CN (Neighborhood Commercial)
 - CLI (Commercial Light Industrial)
 - BPO (Business Park and Office)
 - BPO/RVH (Business Park and Office/Residential Very High)
- Parks, Recreation, and Open Space Preservation**
 - NP (Neighborhood Park)
 - OS (Open Space)
 - OS&R (Open Space & Recreation, Permanent)
 - OS-P (Open Space, Private)
 - P&R (Parks & Recreation)
 - PPOS (Parks & Recreation, Public Permanent Open Space)
- Public and Quasi-Public Institutions**
 - PI (Public and Quasi Public)



City of Martinez 6th Cycle Housing Inventory

GRID F



Martinez City Boundary
 - - - - -

Sites Inventory

- Vacant (Yellow box)
- Underutilized (Blue box)
- Parcel within a Residential Project (Red box)

Opportunity Sites

- Vacant - Opportunity Site (Yellow box with diagonal lines)
- Underutilized - Opportunity Site (Blue box with diagonal lines)

General Plan Rezone

- Vacant (Yellow box with dots)
- Underutilized (Blue box with dots)

2035 General Plan Land Use Map

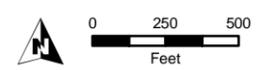
POPO Overlay (Diagonal lines)

Alhambra Valley

- AV-ERVL (Alhambra Valley Estate Residential - Very Low) (Pink)
- AV-ERL (Alhambra Valley Estate Residential - Low) (Orange)
- AV-AL (Alhambra Valley Agricultural) (Light Green)
- AV/OS (Alhambra Valley Open Space) (Dark Green)

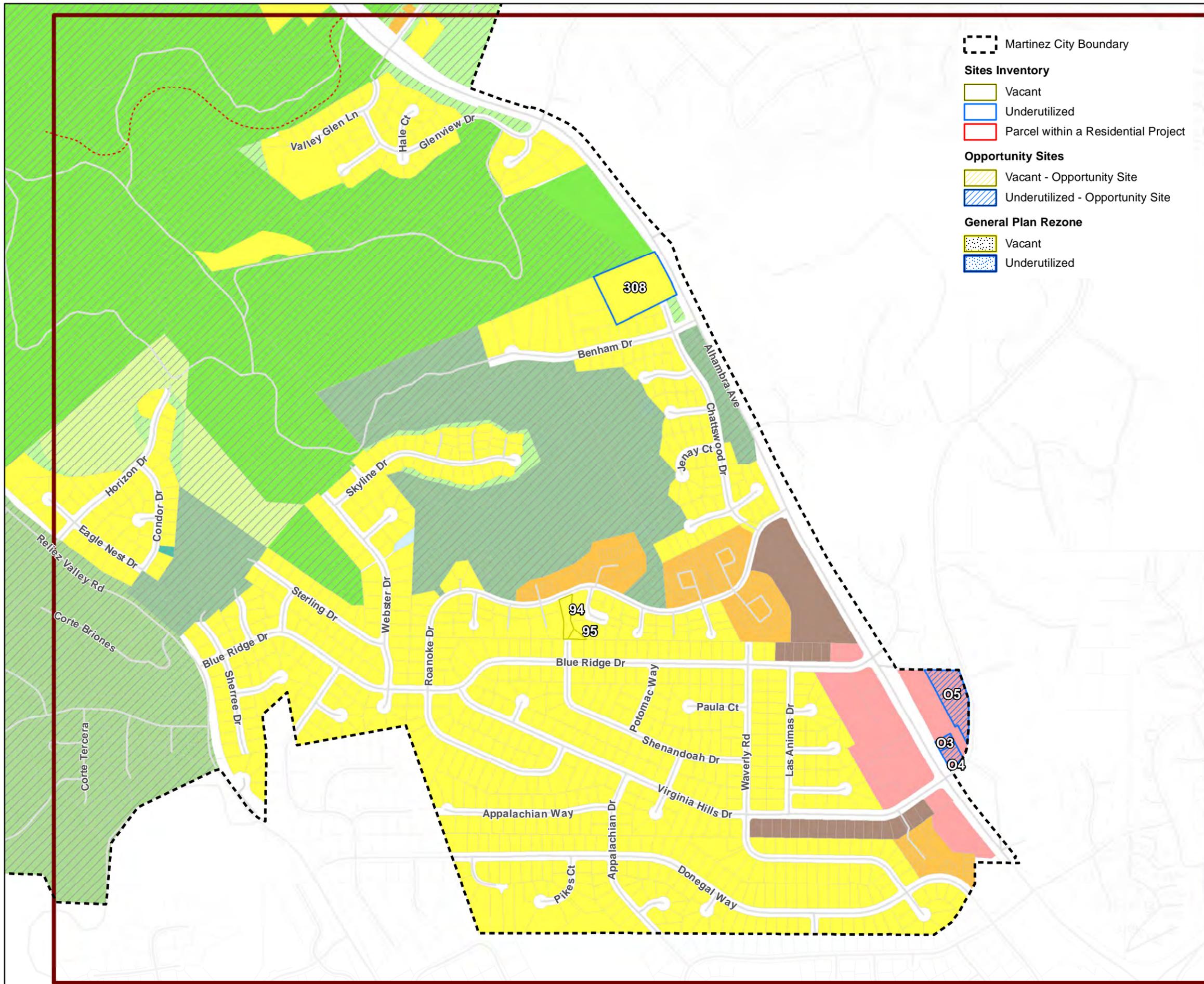
Parks, Recreation, and Open Space Preservation

- CUL (Open Space/Conservation Use Land) (Green)



City of Martinez 6th Cycle Housing Inventory

GRID G



- Martinez City Boundary
- Sites Inventory**
 - Vacant
 - Underutilized
 - Parcel within a Residential Project
- Opportunity Sites**
 - Vacant - Opportunity Site
 - Underutilized - Opportunity Site
- General Plan Rezone**
 - Vacant
 - Underutilized

2035 General Plan Land Use Map

- Alhambra Hills Access Path
- POPO Overlay
- Residential**
 - RL (Residential Low)
 - RM (Residential Medium)
 - RVH (Residential Very High)
- Commercial, Mixed Use, and Industrial**
 - CN (Neighborhood Commercial)
- Parks, Recreation, and Open Space Preservation**
 - OS (Open Space)
 - OS&R (Open Space & Recreation, Permanent)
 - OS-S (Open Space, Slopes Over 30%)
 - CUL (Open Space/Conservation Use Land)
 - P&R (Parks & Recreation)
 - PPOS (Parks & Recreation, Public Permanent Open Space)
- Public and Quasi-Public Institutions**
 - PI (Public and Quasi Public)



Figure 4: Intentionally Blank.

5. AFFIRMATIVELY FURTHERING FAIR HOUSING

All Housing Elements due on or after January 1, 2021 must contain an Assessment of Fair Housing consistent with the core elements of the analysis required by the federal Affirmatively Further Fair Housing Final Rule of July 16, 2015. Under State law, affirmatively further fair housing means “taking meaningful actions, in addition to combatting discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics”. These characteristics can include, but are not limited to, race, religion, sex, marital status, ancestry, national origin, color, familial status, or disability.

The AFFH analysis must contain the following:

- A. Outreach
- B. Assessment of Fair Housing
 - Key Data and Background Information
 - Fair Housing Enforcement and Outreach Capacity
 - Integration and Segregation Patterns and Trends
 - Racially or Ethnically Concentrated Areas of Poverty
 - Disparities in Access to Opportunity
 - Disproportionate Housing Needs in the Jurisdiction
 - Displacement Risk
- C. Sites Inventory
- D. Identification of Contributing Factors
- E. Goals and Actions

While this Chapter provides a focused analysis of fair housing issues in Martinez, several other Chapters of the Housing Element address the issue and are included in this Chapter by reference.

A. OUTREACH

The City deeply values the role of public participation in the planning process and has worked diligently to engage all members of the Martinez community, including non-English speakers and those typically underrepresented in the planning process. This summary highlights those steps taken as part of the Housing Element Update; however, it is noted that the City sees this effort as an extension of the comprehensive General Plan Update (adopted in 2022) which also included a robust public engagement program.

1. PROJECT WEB PAGE

A dedicated project web page (<https://www.cityofmartinez.org/departments/planning/housing-element>) serves as the main conduit of information for individuals who can access material online. The project website launched in 2022 and is regularly updated to reflect ongoing community input opportunities, advertise draft work products, and answer commonly asked questions. The website includes the following information:

- Upcoming meeting information
- Project timeline
- Narrated presentation on the City’s Housing Needs, including an animated video explaining Housing Elements (narrated and subtitled in Spanish)
- Contact/sign-up information
- Links to other relevant resources

2. GENERAL MULTI-LINGUAL ADVERTISEMENTS

The City utilized a variety of methods to advertise the project, engage the community, and solicit input on the Housing Element. These efforts are summarized herein to demonstrate the City's meaningful commitment to community collaboration. The City prepared and implemented the following general advertisements:

- Emails to interested individuals
- Virtual workshop flyer (in English and Spanish)
- Social media posts (in English and Spanish)
- Emails to stakeholders requesting involvement and providing flyers and outreach information in English and Spanish

3. PUBLIC MEETINGS

As part of the community outreach, a series of community meetings were conducted to educate the community about housing issues and opportunities facing Martinez, and to gather input on housing-related topics. The Town Halls consisted of four meetings:

- City Council/Planning Commission Kick-off – October 2022
- City Council/Planning Commission Update – January 2023
- Housing Workshop #1 – October 2022: This workshop included a presentation providing an overview describing Housing Elements and why they are important, discussion of existing demographic and housing conditions in Martinez, and a description of the City's Housing Element Update process. Participants were invited to comment on housing needs and priorities, identify areas where new housing is needed or desired.
- Housing Workshop #2 – April 2023: This workshop presented the community with the Draft Housing Element, summarized key programs to be implemented, and provided an opportunity for comment on the Draft Housing Element.

Additionally, Planning Commission and City Council meetings were held in May 2023 and June 2023, respectively, for public consideration of the Housing Element Update prior to review by the Department of Housing and Community Development. Public comment topics during these meetings included:

- Evaluate and consider costs of implementing Housing Element actions
- Provide additional evaluation of failures of the 5th Cycle Housing Element
- Quantify impacts of land use controls, parking requirements, emergency shelter requirements, fees, and permitting process
- Additional analysis of fair housing concerns needed
- Address methodology for projecting new units, discontinuation of existing uses, provision of utilities, and ADU projections in the inventory of sites
- Address hazards associated with proposed sites
- Provide additional data and evaluation regarding RCAAs
- Revise programs to meaningfully address housing needs and historic growth patterns
- Add program to address missing middle housing through development standard changes to all residential zones

4. HOUSING ELEMENT SURVEY

The City hosted an online Housing Element survey which was available from October 5, 2022 through December 29, 2022. The survey was provided in English and Spanish. The surveys asked for input on the community's housing priorities and strategies to address Martinez's future housing growth needs. A total of 160 individuals responded to the survey, which focused on issues of home maintenance, affordability, home type, living conditions and homelessness. A summary of the key survey

results is provided in the Housing Element Introduction section, with the complete results included in Appendix C. The City received the following feedback:

- Housing Condition:
 - 58.78 percent of respondents would rate their housing as very good to excellent condition and needs minimal repairs;
 - 20.27 percent of respondents would rate their housing as showing signs of minor deferred maintenance (e.g., peeling paint, chipped stucco, missing shingles, etc.);
 - 12.84 percent of respondents would rate their housing as needing one modest rehabilitation improvements (e.g., new roof, new wood siding, replacement of stucco, etc.); and
 - 8.11 percent of respondents would rate their housing as appearing structurally unsound, unfit for human habitation in its current condition, and demolition or major rehabilitation is required.
- Housing Situation:
 - 56.08 percent of respondents indicated they are satisfied with current housing situation;
 - 33.11 percent of respondents indicated they are somewhat satisfied with current housing situation;
 - 6.76 percent of respondents indicated they are somewhat dissatisfied with current housing situation; and
 - 2.03 percent of respondents indicated they are dissatisfied with current housing situation;
- Housing Upgrades:
 - 39.86 percent of respondents indicated they have considered upgrades or expansions of roofing, painting, and general home repairs;
 - 33.11 percent of respondents indicated they have considered upgrades or expansions of landscaping; and
 - 32.43 percent of respondents indicated they have considered upgrades or expansions of HVAC, solar, and electrical.
- Housing Affordability:
 - 19.01 percent of respondents indicated they cannot find a home within their target price range; and
 - 9.09 percent of respondents indicated they do not currently have the financial resources for an appropriate down payment.
- Housing Needs:
 - 66.67 percent of respondents think that the range of housing options currently available in the City meets their needs.
 - 43.24 percent of respondents indicated they have the specific housing needs of senior independent living (senior single-family community or senior apartments);
 - 24.32 percent of respondents indicated they have the specific housing needs of independent living for someone with a disability.

5. STAKEHOLDER INPUT

The City invited 70+ community stakeholders to provide input related to housing issues in Martinez; this invitation list included housing developers (affordable and market-rate), religious organizations, school representatives, fair housing service providers, and other social service providers. Stakeholders were invited to participate in all Housing Element community meetings, including the City Council/Planning Commission joint sessions and in the Housing Workshops. Two focus group meetings were held in February 2023 to receive stakeholder input, which is summarized below.

Meeting 1 - Developers

- The Planning Department has been understaffed for a prolonged period resulting in exceptionally long processing times for development proposals. However, the developers were optimistic about where the Department/City was headed.
- The parking requirements are fairly egregious.
- There is concern about Central Contra Costa Sanitary District's sewer capacity.

- The City needs to incentivize affordable housing development.

Meeting 2 - Service Providers

- There is a lack of understanding in Martinez of what affordable housing actually is.
- The City is in need of workforce housing.
- Underutilized commercial buildings/properties should be redeveloped for housing.
- The City should dare to be creative with regard to housing. "Think outside the box."
- There are a number of underutilized sites in the downtown area.
- Higher density projects could provide bus passes in lieu of parking.

The City also had direct discussions with the housing advocacy group the California Housing Defense Fund ("[CalHDF](#)") during the public review of the Housing Element Update and prior to adoption of the Housing Element. Discussions were held in 2023 on April 5, May 17, June 1, September 22, and October 3 and helped to improve the analysis in the Background Report and the provisions of the housing programs (e.g., reduction in parking requirements for multifamily housing, waiver of certain development impact fees).

B. ASSESSMENT OF FAIR HOUSING ISSUES

This section of Chapter 5 presents an overview of available federal, state, and local data to analyze fair housing issues in Martinez. This data is supplemented with local knowledge of existing conditions in the community to present a more accurate depiction of fair housing issues in Martinez, and a more informed perspective from which to base goals, policies, and programs to affirmatively further fair housing.

1. KEY DATA AND BACKGROUND INFORMATION

The City participates in the Contra Costa County Urban County (CDBG and HOME funding) and the Contra Costa County Continuum of Care (services for homeless and at-risk populations) programs, and is served by the Housing Authority of Contra Costa County, which provides wide-ranging programs related to affordable housing and community and economic development. In 2020, the Housing Authority of Contra Costa County, Housing Authority of the City of Pittsburg, and Richmond Housing Authority jointly prepared the Contra Costa County's Analysis of Impediments to Fair Housing ("[AI](#)") to fulfill its HUD requirement and remove barriers to fair housing choice for all residents within the service area covered by the AI, including the City of Martinez. The AI is a thorough examination of structural barriers to fair housing choice and access to opportunity for members of historically marginalized groups protected from discrimination by the federal Fair Housing Act ("[FHA](#)"). The AI is one source of information regarding fair housing issues in Martinez and the region.

The City's demographic and income profile, household and housing characteristics, housing cost and availability, and special needs populations are discussed in previous sections of this Background Report. Barriers to fair housing choice specific to the City of Martinez that were identified in the AI and the commitments of the City to address identified barriers were incorporated into this AFFH analysis. Supplemental data analysis was conducted to further understand potential fair housing issues, within the context of AFFH topics, at the city-level. Martinez is comprised of 13 census tracts. Figure 5 shows the Tract and Block Group boundaries.

2. FAIR HOUSING ENFORCEMENT AND OUTREACH CAPACITY

The Housing Authority of Contra Costa County's Analysis of Impediments to Fair Housing ("[AI](#)") was prepared in June 2019 and is a thorough examination of structural barriers to fair housing choice and access to opportunity for members of historically marginalized groups protected from discrimination by the federal Fair Housing Act ("[FHA](#)"). Several organizations provide fair housing services in Contra Costa County and are funded through the Urban County's CDBG program. Bay Area Legal Aid and ECHO Housing work to eliminate housing discrimination through education, outreach, and enforcement throughout Contra Costa County.

The California Department of Fair Employment and Housing (“DFEH”) accepts, investigates, conciliates, mediates, and prosecutes complaints under the Fair Employment and Housing Act (“FEHA”), the Disabled Persons Act, the Unruh Civil Rights Act, and the Ralph Civil Rights Act. DFEH investigates complaints of employment and housing discrimination based on race, sex, including gender, gender identity, gender expression, religious creed, color, national origin, familial status, medical condition (cured cancer only), ancestry, physical or mental disability, marital status, or age (over 40 only), and sexual orientation. DFEH established a program in May 2003 for mediating housing discrimination complaints. The 2020 AI identifies that California’s program is among the largest fair housing mediation programs in the nation to be developed under HUD’s Partnership Initiative with state fair housing enforcement agencies. The program provides California’s tenants, landlords, and property owners and managers with a means of resolving housing discrimination cases in a fair, confidential, and cost-effective manner. Key features of the program are: 1) it is free of charge to the parties; and 2) mediation takes place within the first 30 days of the filing of the complaint, often avoiding the financial and emotional costs associated with a full DFEH investigation and potential litigation.

ECHO Housing provides a range of housing counseling to very low-, low- and moderate-income clients in almost all of Contra Costa County. Currently, ECHO provides fair housing services unincorporated Contra Costa County, the Urban County, Antioch, Concord, Richmond, and Walnut Creek as well as in other counties in the Bay Area. ECHO also provides tenant/landlord services in unincorporated Contra Costa County and in Richmond and Walnut Creek. In addition, ECHO operates a rent review and eviction harassment program for the City of Concord. ECHO conducts fair housing investigations and testing. Recent testing has focused on detecting instances of discrimination based on race or disability. Although ECHO serves almost all of Contra Costa County, it suffers from a severe lack of resources and capacity. Indeed, due to the lack of resources, only one fair housing counselor serves Contra Costa County.

Bay Area Legal Aid provides free civil legal advice, counsel, and representation to low-income individuals and is also the region’s leading provider of legal services to individuals that face discrimination in housing. Bay Area Legal Aid has a Richmond office to serve Contra Costa County residents. Specifically, the office helps clients make complaints to government agencies, will investigate unfair treatment, will advocate to landlords on behalf of tenants, and will sue landlords if necessary. Bay Area Legal Aid also has “remote advocacy sites” in Antioch, Concord, and Pittsburg. However, a lack of funding constrains Bay Area Legal Aid’s fair housing services in the County.

Countywide, 37 Fair Housing and Employment Office (“FHEO”) cases were reported in 2010, including 15 racial bias, 17 disability bias, and ~~3~~ three familial status bias cases. In 2020, FHEO cases decreased to six, including one racial bias, four disability bias, and one familial status bias). No data is available on the outcome of the 2010 and 2020 cases. During the 2015-2023 Housing Element, the City did not receive any fair housing complaints or inquiries. However, HCD’s AFFH Data Viewer identifies that there were 23 FHEO inquiries from 2013-2021, with four related to disability, none related to race, three to national origin, one to sex, none to familial status, none to religion, none to color, and 15 not related to a protected status tracked by FHEO. Of the 23 inquiries, seven failed to respond to follow-up from FHEO, three were determined to have no valid basis by FHEO, 10 were determined to have no valid issue by FHEO, and three were otherwise disposed of.

The City complies with fair housing laws and regulations as described in Table 64 below:

Table 64. Compliance with Fair Housing Laws		
Law	Description	Compliance
FEHA	The FEHA applies to public and private employers, labor organizations, and employment agencies and prohibits discrimination in housing and employment on the basis of protected characteristics.	In its local practices, the City requires all development projects assisted with City funding to comply with the FEHA. The City achieves compliance with employment requirements through strict

Table 64. Compliance with Fair Housing Laws		
Law	Description	Compliance
	<p>The FEHA prohibits those engaged in the housing business – landlords, real estate agents, home sellers, builders, mortgage lenders, among others – from discriminating against tenants or homeowners on the basis of protected characteristics.</p> <p>It is also illegal for cities, counties, or other local government agencies to make zoning or land-use decisions, or have policies, that discriminate against individuals based on those traits.</p>	<p>enforcement in hiring practices and regular training of and by Human Resources staff.</p> <p>Through the Urban County CDBG annual funding, the City obtains fair housing enforcement, education, and outreach services through Fair Housing Advocates of Northern California (“FHANC”). The City refers all parties with concerns related to housing discrimination to FHANC.</p>
Government Code Section 65008	<p>Covers actions of a city, county, city and county, or other local government agency, and makes those actions null and void if the action denies an individual or group of individuals the enjoyment of residence, landownership, tenancy, or other land use in the state because of membership in a protected class, the method of financing, and/or the intended occupancy.</p> <p>For example, a violation under Government Code section 65008 may occur if a jurisdiction applied more scrutiny to reviewing and approving an affordable development as compared to market-rate developments, or multifamily housing as compared to single family homes.</p>	<p>Compliance is achieved by uniform application of the City’s codes, regulations, policies, and practices, including development standards, design guidelines, application submittal requirements, fees and approval findings.</p>
Government Code Section 8899.50	<p>Requires all public agencies to administer programs and activities relating to housing and community development in a manner to affirmatively further fair housing and avoid any action that is materially inconsistent with its obligation to affirmatively further fair housing.</p>	<p>Compliance is achieved through consultations with community stakeholders and support agencies as part of program evaluating and funding decisions. The 2023-2031 Housing Element Housing Plan describes how each Program addresses fair housing issues and contributing factors.</p>
Government Code Section 11135 et seq.	<p>Requires full and equal access to all programs and activities operated, administered, or funded with financial</p>	<p>Compliance is achieved through promotion/availability of activities and programs to all</p>

Table 64. Compliance with Fair Housing Laws		
Law	Description	Compliance
	assistance from the state, regardless of one's membership or perceived membership in a protected class.	persons of all backgrounds to participate equally in community programs and activities.
Density Bonus Law (Government Code Section, § 65915.)	Density bonus law is intended to support the construction of affordable housing by offering developers the ability to construct additional housing units above an agency's otherwise applicable density range, in exchange for offering to build or donate land for affordable or senior units. Density Bonus Law also provides for incentives intended to help make the development of affordable and senior housing economically feasible.	Compliance is achieved by administration of Martinez Municipal Code Chapter 17.570 – Affordable Housing Density Bonuses, which provides for compliance with Government Code Section 65915 et seq.
Housing Accountability Act (Government Code Section, § 65589.5.)	Provides that a local agency shall not disapprove a housing development project, for very low-, low-, or moderate-income households, or an emergency shelter, or condition approval in a manner that renders the housing development project infeasible for development for the use of very low-, low-, or moderate-income households, or an emergency shelter, including through the use of design review standards, unless it makes certain written findings, based upon a preponderance of the evidence in the record.	Compliance is achieved through the development review process consistent with the Housing Accountability Act. Additionally, the City is in the process of preparing objective development standards to facilitate an objective and equitable review of applicable projects.
No-Net-Loss Law (Government Code Section, § 65863)	Ensures development opportunities remain available throughout the planning period to accommodate a jurisdiction's RHNA allocation, especially for very low-, low-, and moderate-income households.	The City's 2023-2031 Housing Element identifies a surplus of sites with a capacity to accommodate the City's RHNA allocation. The City also identified additional sites for accommodating any shortfall that may occur with respect to anticipated development density capacity, that may be added to the site list if necessary.
Least Cost Zoning Law (Government Code Section, § 65913.1)	Provides that, in exercising its authority to zone for land uses and in revising its housing element, a city, county, or city and county shall designate and zone sufficient vacant land for residential use	Compliance is achieved through adoption of the City's comprehensive General Plan Update and the implementation of Housing Element Housing

Table 64. Compliance with Fair Housing Laws		
Law	Description	Compliance
	with appropriate standards, in relation to zoning for nonresidential use, and in relation to growth projections of the general plan to meet housing needs for all income categories as identified in the housing element of the general plan.	Plan Programs which commit the City to completing the rezoning of sites identified to accommodate the City's RHNA at densities and intensities consistent with those specified by site in Appendix A.
Excessive Subdivision Standards (Government Code, § Section 65913.2.)	Provides that, in exercising its authority to regulate subdivisions a city, county, or city and county shall: (a) Refrain from imposing criteria for design, as defined in Section 66418, or improvements, as defined in Section 66419, for the purpose of rendering infeasible the development of housing for any and all economic segments of the community. However, nothing in this section shall be construed to enlarge or diminish the authority of a city, county, or city and county under other provisions of law to permit a developer to construct such housing. (b) Consider the effect of ordinances adopted and actions taken by it with respect to the housing needs of the region in which the local jurisdiction is situated. (c) Refrain from imposing standards and criteria for public improvements including, but not limited to, streets, sewers, fire stations, schools, or parks, which exceed the standards and criteria being applied by the city, county, or city and county at that time to its publicly financed improvements located in similarly zoned districts within that city, county, or city and county.	Compliance is achieved through the implementation of a fair and equitable development review process which is administered consistent with the Excessive Subdivision Standards Act.
Limits on Growth Controls (Government Code Section, § 65302.8.)	Provides that, if a county or city, including a charter city, adopts or amends a mandatory general plan element which operates to limit the number of housing units which may be constructed on an annual basis, such adoption or amendment shall contain findings which justify reducing the	The City's draft Housing Element and the elements in the City's adopted General Plan do not include any provisions which further limit (relative to the current Housing Element and prior General Plan) the development of housing, except such provisions as may be

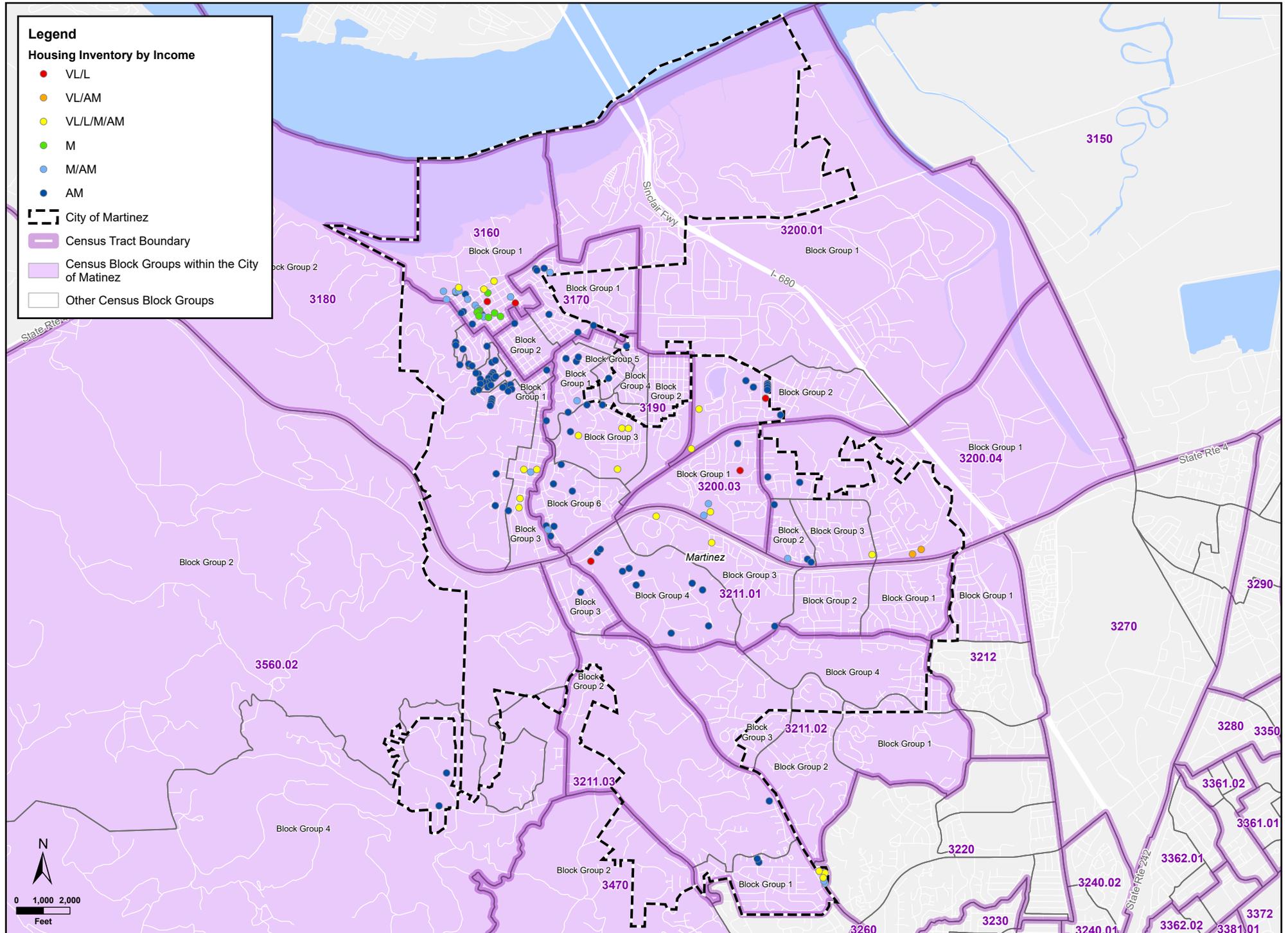
Table 64. Compliance with Fair Housing Laws		
Law	Description	Compliance
	<p>housing opportunities of the region. The findings shall include all of the following:</p> <p>(a) A description of the city’s or county’s appropriate share of the regional need for housing.</p> <p>(b) A description of the specific housing programs and activities being undertaken by the local jurisdiction to fulfill the requirements of subdivision (c) of Section 65302.</p> <p>(c) A description of how the public health, safety, and welfare would be promoted by such adoption or amendment.</p> <p>(d) The fiscal and environmental resources available to the local jurisdiction</p>	<p>required by state or federal laws.</p>
<p>Housing Element Law (Government Code Section § 65583, esp. subds. (c)(5), (c)(10).)</p>	<p>Section 65583 stipulates that the housing element shall consist of an identification and analysis of existing and projected housing needs and a statement of goals, policies, quantified objectives, financial resources, and scheduled programs for the preservation, improvement, and development of housing. The housing element shall identify adequate sites for housing, including rental housing, factory-built housing, mobile homes, and emergency shelters, and shall make adequate provision for the existing and projected needs of all economic segments of the community.</p> <p>Subdivision (c)(5) provides that, in order to make adequate provision for the housing needs of all economic segments of the community, the program shall promote and affirmatively further fair housing opportunities and promote housing throughout the community or communities for all persons regardless of race, religion, sex, marital status, ancestry, national origin, color, familial status, or disability, and other characteristics protected by the California Fair Employment and Housing Act (Part</p>	<p>Compliance is achieved through preparation and adoption of a Housing Element found to be in substantial compliance with State Housing Element law by the California Department of Housing and Community Development.</p>

Table 64. Compliance with Fair Housing Laws		
Law	Description	Compliance
	2.8 (commencing with Section 12900) of Division 3 of Title 2), Section 65008, and any other state and federal fair housing and planning law.	

Finding

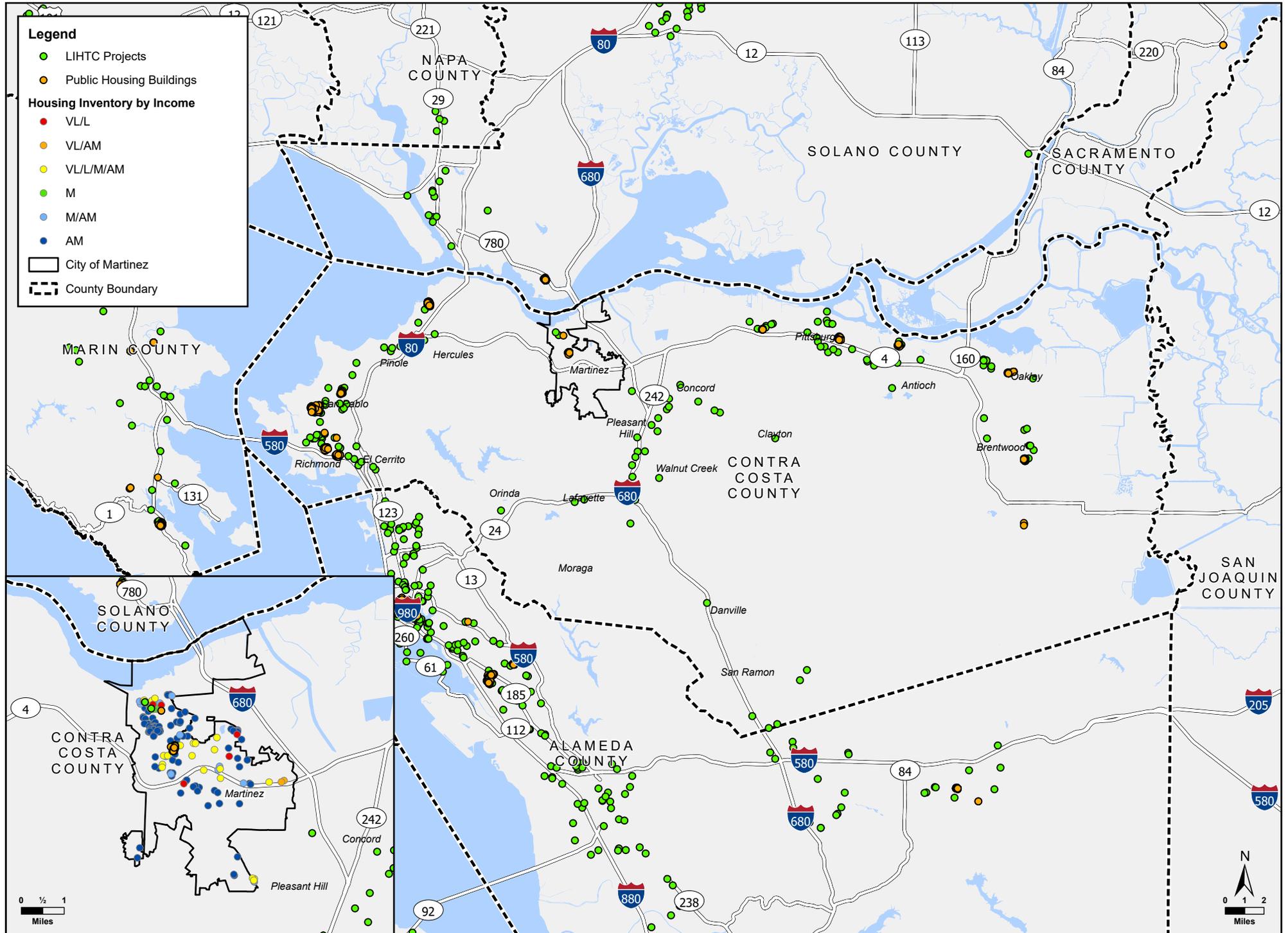
The City has the capacity to provide education, outreach, and enforcement of fair housing laws through the regionally-funded fair housing services provided for the Urban County through CDBG funds. The regional program funds ECHO Housing and Bay Area Legal Aid to provide fair housing education, outreach, and enforcement assistance to the Urban County, including Martinez. City staff is available to refer inquiries to ECHO Housing and Bay Area Legal Complaints. However, the number of complaints received by California FHEO, despite lack of complaints to the City or its service providers, indicates the community needs to be better informed and educated regarding local available resources to assist residents with understanding their rights and to provide assistance for fair housing complaints. It is particularly noted that seven complainants (30 percent) failed to respond to FHEO and were thus not pursued. As identified in the 2020 AI, lack of financial resources affects the ability of the fair housing service providers to provide services at the level necessary to serve Contra Costa County, including Martinez. Greater resources would enable stronger outreach efforts, including populations that may be less aware of their fair housing rights, such as limited-English proficiency residents. Program 26 in the Housing Plan identifies community education and outreach efforts to assist Martinez residents with understanding their fair housing rights and being aware of local resources available for assistance.

FIGURE 5: CENSUS TRACT AND BLOCK GROUP BOUNDARIES



Sources: Marin GeoHub; U.S. Census Bureau. Map date: November 5, 2023.

FIGURE 6: HOUSING CHOICE VOUCHERS AND LIHTC-ASSISTED HOUSING



Sources: AFFH Data and Mapping Resources, California Department of Housing and Community Development, "Neighborhood Segregation, Tract 2019."; California Tax Credit Allocation Committee. Map date: November 5, 2023.

Figure 7: Intentionally Blank

3. ANALYSIS OF AVAILABLE FEDERAL, STATE, AND LOCAL DATA AND LOCAL KNOWLEDGE

This section of Chapter 5 presents an overview of available federal, state, and local data to analyze fair housing issues in Martinez. These data sources are supplemented with local knowledge of existing conditions in the community to present a more realistic picture of fair housing concerns in Martinez and a more informed perspective from which to base goals, policies, and programs to affirmatively further fair housing.

Local Knowledge

The City is comprised of a wide diversity of residential and non-residential land uses, from the historic mixed-use Downtown, to the older residential neighborhoods adjacent to the Downtown, and the more prevalent twentieth-century suburban-type land use patterns separating the City's commercial centers. The differences in development patterns that these various areas exhibit can be attributed to a combination of topographical and historical forces that are explained in greater detail below.

According to the Martinez Historical Society, growth during the historic period of Martinez coincided with the Gold Rush. Taking advantage of Martinez's fertile land and proximity along the Carquinez Strait, settlers established farms and commercial fishing operations beginning in the mid- to-late 19th century. Soon, Martinez became an important shipping point for agricultural products via the Carquinez Strait, and later by railway when a network of railroads was built along the waterfront. In 1915, the Shell Oil Company built a refinery in the northeastern portion of Martinez to take advantage of easy access to the harbor and the railroad. A second refinery was built soon after. As the County seat of Contra Costa County and the location of a major oil refinery, growth continued during the Great Depression. As more and more people settled in Martinez, farmland was converted to residential areas. By the 1950s, commercial farming had practically ceased. Growth continued throughout the mid-20th century, with newer suburban-type development occurring generally in the eastern and southern portions of the City, and by the mid-1980s, Martinez was virtually built out.

Historic patterns of development have led to several distinct areas within Martinez, which are described below:

The Downtown Area in Martinez, located in the northwest portion of the City generally between the waterfront to the north and Susana Street to the south, contains a mix of residential, commercial, and governmental uses within a pedestrian friendly environment. The Martinez Amtrak station, located directly south of the Martinez Regional Shoreline Park, provides regional public transit access. Housing in this area is generally higher density and contains a greater variety of multifamily housing options in a mixed-use format, typical of early-to-mid 20th century development. Subareas of the downtown include:

Downtown Core: The historic Downtown core, generally bounded by the railroad to the north, Berrellesa Street to the west, Green Street on the south, and Court Street on the east, features a mix of retail, office, residential, governmental, entertainment and visitor-serving uses. The Downtown Core has been designated a Priority Development Area through the regional planning agencies ABAG and MTC, meaning it has been identified to accommodate transit-oriented growth. The development of new homes, jobs, and community amenities is encouraged in this area.

Downtown Neighborhoods: Located to the west and south of the Downtown Core, the Downtown Neighborhoods subarea contains a mix of higher density housing, single-family homes on small lots, and older service commercial/industrial and eclectic uses. This subarea is within walking distance to the Downtown Core and is well-served by a variety of multimodal transportation options.

Downtown Shoreline: Although occupying a relatively small land area in the northwestern portion of the City, west of the Downtown Core, the Downtown Shoreline contains residential uses along Berrellesa Street in the Granger's Wharf neighborhood. The Martinez General Plan calls on this area's historic character to be maintained, as it is the former site of the Italian Fishing Village that existed before commercial fishing was banned in 1957.

The majority of land dedicated to housing in the City exhibits more suburban development patterns, generally characterized by low and medium density single-family residential housing. A number of more rural housing development also exists, located generally within the western and southern edges of the City. Subareas include:

Traditional Central Neighborhoods: Located south/southeast of the Downtown, the Central Neighborhoods contain some of the oldest neighborhoods in Martinez and consists of primarily residential uses with limited neighborhood commercial and office uses. While most of the housing units in the Central Neighborhoods are single-family homes, there are a wide variety of higher density bungalow courts, duplexes, fourplexes, and small apartment complexes throughout the area. Due to the age of the housing stock in this area, many houses may be in need of rehabilitation and/or have substandard housing and maintenance issues. Additionally, because many of the homes were built prior to modern zoning and development standards, a significant number of existing homes may not have adequate on-site parking, sidewalks, and fire and emergency vehicle access.

Alhambra Avenue Corridor: Located south of the Downtown and along Alhambra Avenue, which runs north-to-south in the western developed portion of Martinez, this neighborhood contains a variety of residential, commercial, and institutional uses. The northern portion of this neighborhood was developed in the early 20th century, while the southern half (bounded on the south by Highway 4) is more typical of post-WWII auto-oriented development patterns, with strip malls along Alhambra Avenue and single-family residential neighborhoods surrounding these uses.

Suburban and Hillside Neighborhoods: These neighborhoods are located to the south and east of the older parts of Martinez. These are newer areas characterized by more contemporary suburban developments. These areas include single-family and multi-family developments, offices, medical facilities, schools, commercial centers, isolated open space, and other uses that have a contemporary suburban character and feel. Other, more rural subareas include the Alhambra Valley, a semi-rural community located in the southwestern portion of Martinez; and Hidden Lakes, an area located in southeastern Martinez that consists of undeveloped pasture lands largely surrounded by subdivisions.

In addition to the residential areas described above, there are several areas within Martinez where the development of housing is constrained by existing and historical development, hazards, and open space areas. While existing housing units may exist in these areas, they are generally not suitable for the development of new housing.

Marina and Waterfront Area: The waterfront area in the northern portion of the City consists primarily of recreational and open space uses, and water-dependent or water-related uses. Much of the area consists of the Radke Martinez Regional Shoreline under the control of the East Bay Regional Park District, as well as several natural marsh and wetland areas that support wildlife. Other uses are recreation oriented. Historic uses include commercial fishing and canneries. The majority of the area is owned by the State of California Trust Land Commission. State land use limitations limit the development of housing in this area.

Heavy Industrial Area: Located in the northeast quadrant of the City near Interstate 680, this area contains petroleum industry and equivalent uses. As described in greater detail below, residential uses in the vicinity of this area may be disproportionately affected by environmental pollution and other hazards that can lead to negative health effects, exposure to toxins, or environmental degradation.

Open Space/Hillside Areas: A significant portion of the City is designated for open space and preservation due to the presence of biological and scenic resources, historic resources, agricultural resources, and hazards such as geologic hazards (e.g., slope failure and landslides) and wildfire. Development of housing in these areas is constrained. The Protected Open Space and Parks Overlay designation is applied to approximately 3,073 acres within the City, accounting for nearly 44 percent of total land in the City limits. These open space areas occur primarily along the western and southern/southwestern boundaries of the City, but also occur within other areas such as the eastern portion of the City south of Highway 4 (Hidden Lakes area). For

instance, the western border of the City consists primarily of open space hillsides and is constrained by very high fire hazard severity zones in the Franklin Hills area.

The City works cooperatively with the Contra Costa Housing Authority, which administers the Housing Choice Voucher Program. The program assists very low-income, elderly, and disabled households by paying the difference between 30 percent of an eligible household's income and the actual cost of renting a unit. Figure 6 shows housing choice vouchers and LIHTC-assisted housing by census tract. As shown in Figure 6, there are 27 Public Housing Buildings and two LIHTC-assisted housing in the census tracts located in Martinez.

Integration and Segregation Patterns and Trends

To inform priorities, policies, and actions, Martinez has included an analysis of integration and segregation, including patterns and trends, related to people with protected characteristics. Segregation generally means a condition in which there is a high concentration of persons of a particular race, color, religion, sex, familial status, national origin, or having a disability or a particular type of disability when compared to a broader geographic area. Conversely, integration refers to a condition in which there is a not a high concentration of persons of a particular race, color, religion, sex, familial status, national origin, or having a disability or a particular type of disability when compared to a broader geographic area. The following analysis will analyze levels of segregation and integration for race and ethnicity, persons with disabilities, familial status, age, and income to identify the groups in Martinez that experience the highest levels of segregation.

Regional Patterns

The Contra Costa County AI identifies that in the County, the region, and the cities of Antioch, Concord, Pittsburg, and Walnut Creek that segregation is primarily an inter-jurisdictional rather than an intra-jurisdictional phenomenon (that is, it is more apparent when comparing various jurisdictions rather than within the jurisdictions), noting that:

- Cities like Antioch, Pittsburg, Walnut Creek, and Richmond either have high concentrations of people of color or high concentrations of non-Hispanic White individuals, and those residents live across those cities' neighborhoods.
- The exception to this trend arises mostly in the region's larger cities such as San Francisco, Oakland, and, in the case of the County, and Concord, with these larger cities have more variety between neighborhoods.

This qualified, yet predominant trend of inter-city, rather than intra-city, segregation explains why the County and the region have relatively high levels of segregation as measured by the Dissimilarity Index (discussed further below), but the County's cities generally do not.

Diversity Index

Tracking the diversity of cities and counties throughout California is crucial to understanding the shifting demographics of race and ethnicity in California and the United States. Figure 8 identifies neighborhood concentrations by race and ethnicity. As shown in Figure 8, most areas of the City contain a mix of race/ethnicities, with the exception of census tract 3170 (located in the northern portion of the City, south and east of the Downtown core) and tracts 3211.03 and 3470.00 (located in the southern portion of the City) which are comprised of mostly White residents. Census tracts 3190.01, 3190.02 (located in the central and central-eastern portion of the City) and tract 3200.01 (located in the northeast) contain a mix of White and Latinx residents. Census tract 3200.03 (located in the central portion of the City) contains a mix of Asian and White residents. The remaining census tracts contain a mix of three or four races/ethnicities. No census tracts contain a concentration of non-White residents.

Esri's Diversity Index captures the racial and ethnic diversity of a geographic area in a single number, from 0 to 100. Scores less than 40 represent lower diversity in the jurisdiction while scores of greater than 85 represent higher diversity. Additionally, scores between 40-55 represent low diversity, 55-70 represent moderate diversity, and 70-85 represent high diversity. As shown in Figure 9, there generally appears to be moderate diversity index scores (40-70) throughout the City, with the highest diversity index scores (70-85) located in four census tract block groups, generally distributed within the northern and eastern/central portion of the City; and lower diversity index scores located in two census tract block groups (one in the central

neighborhood portion of the City and one at the very southern edge). From 2010 to 2018, there has been a slight increase to the diversity index in the City, as illustrated in Figures 9 and 10. During this period, Martinez has always been the place that has a moderate diversity index scores in the region and the state. As shown in Figure 9, communities in Contra Costa County with higher diversity scores are somewhat more likely to occur in the northern portions of the County than they are in the southern and central portions of the County.

Table 65 shows the demographic trends over time for the City and Contra Costa County. As shown, Martinez is a less diverse community than the County as a whole, with non-Hispanic Whites comprising a majority (60.5%) ~~percent~~ of Martinez residents in 2020. The County has been majority non-White since at least 2010. However, Martinez has become increasingly diverse in the last 20 years. Since 2000, the percentage of Hispanic residents has increased in the City from 10.2 percent to 17.9 percent (an increase of 7.7 percent), a slightly smaller increase when compared to the County which has increased from 17.7 percent to 27.0 percent (an increase of 9.3 percent). The percentage of Asian residents has similarly increased in the City (from 6.5 percent to 10.0 percent, an increase of 3.5 percent), albeit at less than half of the County's growth, which has increased from 10.8 percent to 18.4 percent (an increase of 7.6 percent). The percentage White residents has decreased in the City from 75.5 percent to 60.5 percent, a decrease of 15.0 percent, compared to the County which has decreased from 57.9 percent to 39.1 percent, a decrease of 18.8 percent. In comparison to the County, there has been little change in the population of other racial and ethnic groups in the City from 2000 to current population.

Table 65. Demographic Trends			
Racial/Ethnic	2000	2010	2020
Martinez			
White	75.5%	68.7%	60.5%
Black or African American	3.3%	3.5%	3.5%
American Indian and Alaska Native	0.5%	0.5%	0.2%
Asian	6.5%	7.8%	10.0%
Native Hawaiian and Other Pacific Islander	0.2%	0.3%	0.3%
Some other race	0.2%	0.2%	0.5%
Two or more races	3.5%	4.4%	7.0%
Hispanic or Latino	10.2%	14.7%	17.9%
Contra Costa County			
White	57.9%	47.8%	39.1%
Black or African American	9.2%	8.8%	8.4%
American Indian and Alaska Native	0.4%	0.2%	0.2%
Asian	10.8%	14.6%	18.4%
Native Hawaiian and Other Pacific Islander	0.3%	0.5%	0.5%
Some other race	0.3%	0.2%	0.7%
Two or more races	3.4%	3.5%	5.7%
Hispanic or Latino	17.7%	24.4%	27.0%
<i>Source: 1990 US Census; 2000 US Census; 2010 US Census; 2020 US Census</i>			

Isolation Index

There are many ways to quantitatively measure segregation. Each measure captures a different aspect of the ways in which groups are divided within a community. One way to measure segregation is by using an isolation index. The isolation index compares each neighborhood's demographics to the entire jurisdiction's demographics. This index ranges from 0 to 1. Higher values indicate that a particular group is more isolated from other groups. Isolation indices indicate the potential for contact

between different groups. The index can be interpreted as the experience of the average member of that group. For example, if the isolation index is 0.65 for Latinx residents in a city, then the average Latinx resident in that city lives in a neighborhood that is 65 percent Latinx.

Within Martinez, the most isolated racial group is White residents. Martinez’s isolation index of 0.611 for White residents means that the average White resident lives in a neighborhood that is 61.1 percent White – a figure that is similar to the composition of the City (which is 60.5%– [percent](#) White). Other racial groups are less isolated, meaning they may be more likely to encounter other racial groups in their neighborhoods. The isolation index values for all racial groups in Martinez for the years 2000, 2010, and 2020 can be found in Table 66 below. Among all racial groups in this jurisdiction, the White population’s isolation index has changed the most over time, becoming less segregated from other racial groups between 2000 and 2020.

Table 66. Racial Isolation Index Values for Segregation within Martinez				
Race	Martinez			Bay Area Average
	2000	2010	2020	2020
Asian/Pacific Islander	0.083	0.099	0.119	0.245
Black/African American	0.090	0.069	0.064	0.053
Latinx	0.112	0.158	0.186	0.251
White	0.758	0.692	0.611	0.491

Source: IPUMS National Historical Geographic Information System (“NHGIS”). U.S. Census Bureau, 2020 Census State Redistricting Data (Public Law 94-171) Summary File, 2020 Census of Population and Housing, Table P002. Data from 2010 is from U.S. Census Bureau, Census 2010, Table P4. Data for 2000 is standardized to 2010 census tract geographies and is from U.S. Census Bureau, Census 2000, Table P004.

Dissimilarity Index

Another way to measure segregation is by using a dissimilarity index. This index measures how evenly any two groups are distributed across neighborhoods relative to their representation in a city overall. The dissimilarity index at the jurisdiction level can be interpreted as the share of one group that would have to move neighborhoods to create perfect integration for these two groups. The dissimilarity index ranges from 0 to 1. Higher values indicate that groups are more unevenly distributed (e.g., they tend to live in different neighborhoods).

Table 67 provides the dissimilarity index values indicating the level of segregation in Martinez between White residents and residents who are Black, Latinx, or Asian/Pacific Islander. The table also provides the dissimilarity index between White residents and all residents of color in the jurisdiction, and all dissimilarity index values are shown across three time periods (2000, 2010, and 2020). In Martinez, the highest segregation is between Black and White residents. Martinez’s Black /White dissimilarity index of 0.216 means that 21.6 percent of Black (or White) residents would need to move to a different neighborhood to create perfect integration between Black residents and white residents. However, it should be noted that this dissimilarity index value is not a reliable data point due to the small population of Black residents in Martinez. The “Bay Area Average” column in this table provides the average dissimilarity index values for these racial group pairings across Bay Area jurisdictions in 2020. The data in this column can be used as a comparison to provide context for the levels of segregation between communities of color are from white residents in this jurisdiction. For example, Table 66 indicates that the average Latinx/White dissimilarity index for a Bay Area jurisdiction is 0.207, so on average 20.7 percent of Latinx (or White residents) in a Bay Area jurisdiction would need to move to a different neighborhood within the jurisdiction to create perfect integration between Latinx and white residents in that jurisdiction.

Table 67. Racial Dissimilarity Index Values for Segregation within Martinez				
Race	Martinez			Bay Area Average
	2000	2010	2020	2020
Asian/Pacific Islander vs. White	0.183	0.189	0.186	0.185
Black/African American vs. White	0.310*	0.278*	0.216*	0.244
Latinx vs. White	0.101	0.108	0.099	0.207
People of Color vs. White	0.099	0.096	0.092	0.168

Source: IPUMS National Historical Geographic Information System (“NHGIS”). U.S. Census Bureau, 2020 Census State Redistricting Data (Public Law 94-171) Summary File, 2020 Census of Population and Housing, Table P002. Data from 2010 is from U.S. Census Bureau, Census 2010, Table P4. Data for 2000 is standardized to 2010 census tract geographies and is from U.S. Census Bureau, Census 2000, Table P004.

Note: If a number is marked with an asterisk (), it indicates that the index is based on a racial group making up less than 5 percent of the jurisdiction population, leading to unreliable numbers.*

The data presented in Figures 8 and 9 and Tables 65 through 67 suggest that while Martinez is majority White, with certain neighborhoods containing a higher proportion of Whites than others (particularly the southern portion and part of the central neighborhoods in the City), the City’s neighborhoods are relatively well-integrated with regards to race and ethnicity. There are multiple reasons why patterns of racial segregation exist (or don’t exist) within a community. Some of these reasons may be institutional (discriminatory lending practices) while others can be cultural (persons of similar backgrounds or lifestyles choosing to live near one another to provide support and familiarity). As such, there is not a “one size fits all” approach to promoting greater racial/ethnic integration within the City. Based on demographic trends, it is likely that Martinez will continue to become more racially and ethnically diverse over time.

Mapped Patterns of Integration and Segregation

Patterns of integration and segregation are also considered for people with disabilities, familial status, and income groups. Relying primarily on data available from the US Census, it is possible to map and consider existing patterns which may indicate historical influences and future trends by census tract and census block groups.

Population with a Disability

As shown in Figure 11, the northern portion of the City (north of SR-4) generally has a higher percentage of population with a disability than the southern portion. This corresponds to the higher-density housing areas in the City with greater access to transit, major activity centers, and public facilities. Persons with disabilities often rely on public transit to visit doctors, go shopping, or attend activities at community facilities. More geographically isolated areas or areas with steep topography, like the City’s eastern and southern neighborhoods may be less suitable for persons with disabilities who may have impaired mobility and difficulty accessing goods and services. As discussed in the Needs Assessment section of the Housing Element Background Report, approximately 8.8 percent of Martinez’s population in 2019 had at least one disability and 49.2 percent of those individuals were seniors. For population ages ~~0~~-zero to 64, the most common disabilities are Cognitive Difficulty (33.4 percent) and Independent Living Difficulty (20.2 percent). For the population of ages 65 and over, the most common disabilities are Ambulatory Difficulty (28.7 percent), Independent Living Difficulty (21.6 percent), and Hearing Difficulty (16.8 percent).

Nine census tracts in the City (primarily located in the southern portion) have a rate of disability that is at less than 10 percent, three census tracts have a rate of disability between 10-20 percent, and one census tract has a rate of disability that is between 30-40 percent in the City. Census Tract 3160 in the downtown core and waterfront area (northern portion of the City) exhibits a significantly higher concentration of persons with disabilities than the surrounding area; however, this tract has a much smaller proportion of housing units than other tracts in the City and data may be skewed by the presence of dedicated

affordable housing for seniors and/or persons with a disability (Berrellesa Palms and Riverhouse Hotel). As shown in Figure 11, the region exhibits a similar pattern, with higher concentrations of persons with disabilities in urban centers and fewer concentrations in the more rural hillside areas. Rural waterfront areas to the west and east of the City show relatively high rates (20-30 percent) of persons with disabilities, but data may be skewed due to the low numbers of housing units in these areas.

Based on this analysis, the City finds that there are no significant patterns of segregation impacting persons with disabilities living in Martinez, given that the concentration of residents with disabilities has no correlation with the degree of diversity throughout the City. However, the City recognizes that at a regional level, Martinez is home to higher concentrations of persons with disabilities than other cities in Contra Costa County. In other cities in the region, such as Pleasant Hill, Concord, and Walnut Creek, all census tracts have a rate of disability that is less than 10 percent or between 10-20 percent and there are no areas or concentrations of higher levels of persons with a disability. Therefore, Martinez is the only city in northern Contra Costa County and the region that has a census tract with a rate of disability that is between 30-40 percent. This is likely due to dedicated housing for seniors and/or persons with a disability in the affected census tract.

Percent of Population Over the Age of 18 in Households Living Alone

Figure 12 identifies the percent of population over the age of 18 years and over in households living with spouse in Martinez. As shown in Figure 12, in Martinez, three census tracts, located in central and south-southeastern Martinez, have 60 to 80 percent of its population in households living with spouse; seven census tracts have 40 to 60 percent of its population in households living with spouse; two census tracts have 20 to 40 percent of its population in households living with spouse; and one census tract (Downtown Core and waterfront areas) has less than 20 percent of its population in households living with spouse. In Martinez, a higher percentage of adult households living alone occurs in and around the Downtown area, corresponding to more dense residential development patterns and fewer rooms per unit. This pattern is consistent throughout the northern portions of the County. Countywide, the areas with higher concentrations of households living with spouse are in less densely developed areas of the County, such as more rural and suburban inland areas. Denser areas of communities including Richmond, San Pablo, and coastal Pittsburg and Antioch have a lower percentage of households living with spouse. When compared to maps showing overcrowding in the City, areas with a higher percentage of adult households living with spouse are not more or less likely to experience overcrowding. However, regionally and within Martinez, areas with a higher percentage of adult households living alone correspond with lower median incomes. This may be due in part to these households having only a single (rather than dual) source of income, being either earlier in their career (younger) or retired, and more affordable housing being generally within denser multi-family units. Based on this analysis, it appears that there are no significant patterns of segregation impacting persons over the age of 18 living alone in Martinez.

Percent of Children in Married Households

As shown in Figure 13, percentage of population in married households varies across different census tracts in Martinez. Citywide, the areas with lower concentrations of children in married households correspond to areas with higher concentrations of adult households living alone and are located in the northern portion of the City, in and around the Downtown area. Areas with a higher percentage of children in married households (i.e., more than 60 percent) occurs throughout most of the City outside of the Downtown area, with the highest concentrations in the southern and central/eastern areas, corresponding to more suburban and lower density housing development patterns. Areas with a higher percent of children in married households correspond to the more affluent areas in the City with higher median incomes, as shown in Figure 16. These areas are not more or less likely than the rest of the City to experience overcrowding or contain a higher or lower percentage of cost-burdened renter or homeowner households, although a significant percentage are cost-burdened with respect to housing costs (particularly tracts 3211.02, 3200.04, and 3470.00, located in the southern and eastern portions of the City). Areas with a high percentage of children in married households generally have schools, parks/open space, and other amenities for families nearby. Based on this analysis, the City finds that there are no significant patterns of segregation impacting children in married households in Martinez. Countywide, the areas with a higher percentage of children in married couple households are in less densely developed areas of the County, as illustrated in Figure 12. Denser communities have a lower percentage of children in married couple households and this pattern is consistent throughout Contra Costa County. Census tracts within other cities

and communities in Contra Costa County have similar percentage of children in married couple households as census tracts in Martinez.

Female-Headed Households

Martinez is also home to a number of children in female-headed households (no spouse/partner present) located throughout the community with approximately one third of the City's census tracts (located in northern Martinez, in and around the Downtown area and along Alhambra Avenue) exhibiting higher proportions than the rest of the City. These areas correspond to higher density areas with more multifamily housing options. They also contain the majority of subsidized (including Emerson Arms for families) and public housing (Hacienda), which may be a contributing factor. This pattern is present in the region as well; neighboring jurisdictions like Antioch and Concord also have some census tracts with higher proportions of female-headed households, as shown in Figure 14. In Martinez, census tracts with higher concentrations of children in female-headed households are also some of the City's census tracts with higher cost burdens for house owners and renters and tend to have lower median incomes, indicating that female-headed households may be particularly susceptible to these economic impacts. The City recognizes that at a regional level, Martinez contains a census tract (3160) with some of the highest (60-80% ~~percent~~) percentage of children in female-headed households when compared to other cities in northern Contra Costa County. In other cities in the County, such as Pleasant Hill, Concord, and Walnut Creek, the majority of census tracts have a rate of female-headed households that is less than 20 percent or between 20-40 percent (generally in denser areas), similar to Martinez; however, none have a tract containing 60-80 percent of children in female-headed households. Other areas, including near the community of Rodeo and southern Antioch, have relatively high (40-60 percent) concentrations of children in female-headed households, and a census tract in Vallejo (located northwest of Martinez in Solano County) has a concentration between 60-80 percent. Therefore, while Martinez is the only city in northern Contra Costa County that has a census tract with a rate of female-headed households that is between 60-80 percent, this is not an isolated case in the Bay Area region.

Persons 65 Years of Age or Older

The community's older residents, persons 65 years of age or older, are generally well dispersed throughout the community, as shown in Figure 15. All census tracts in the City are comprised of populations where less than 25 percent of residents are 65 years of age or older, indicating there is not a significantly disproportionate concentration of seniors in any one census tract. The higher concentrations of senior residents (census tracts containing between 20 and 25% ~~percent~~ seniors) are located in the southern and eastern portions of the City. As discussed earlier in this report, the median age of Martinez residents is 42.6 years (2019), compared to the County's median age of 38.5. This points to a larger aging population in the City and the need to plan for services, such as health and medical services for this older community. As members of the community age-in-place (remain in their residence as they get older), it's possible that some areas of the City will see higher proportions of their neighborhood occupied by senior residents. In Martinez, neighborhoods containing higher proportions of seniors are areas with lower-density, single-family houses. Safe and convenient access to goods and services is especially important for seniors, who may have mobility limitations or minimum household income. As shown in Figure 15, in Martinez, census tracts with higher concentrations of senior households have no correlation with burdens of house owners and renters, indicating that senior households may not be particularly susceptible to these economic impacts. Compared with other cities and communities in northern Contra Costa County, such as Pleasant Hill, Pittsburg, Concord, and Walnut Creek, Martinez has similar proportion of its population as senior residents.

It is important to note that the City's two subsidized senior living housing developments (Berrellesa Palms and Riverhouse Hotel) are both located within the Downtown/waterfront area (census tract 3160). Therefore, although this tract has an overall population of only 10-15% ~~percent~~ seniors, this neighborhood has a concentration of low-income seniors.

Median Household Income

Figure 16 identifies the 2019 median household income for Martinez. Patterns of moderately segregated economic wealth, as indicated by median household income, do exist in Martinez, as illustrated on Figure 16. In general, areas with lower median household incomes are located in the denser northern portions of the City (within and near the Downtown area, which contain

a higher proportion of multifamily units), and areas with higher median household incomes are located in the more suburban and rural southern and central-eastern portions of the City. As shown in Figure 16, communities in Contra Costa County with lower median incomes are somewhat more likely to be in the more racially and ethnically diverse portion of the County, which tend to correspond to denser areas of the community that contain multifamily housing units. There are no other strong patterns of household income in the region. Compared with census tracts within other cities and communities in northern Contra Costa County, census tracts in Martinez have a slightly higher percentage of higher income households. In the County, census tracts with higher income households tend to be inland, suburban, and rural cities in the hillsides such as Walnut Creek, Danville, and Pleasant Hill. For comparison, the median income in Contra Costa (\$125,600) is significantly higher than the Statewide median of \$90,100.

Income segregation can be measured using similar indices as racial segregation. The isolation index values for all income groups in Martinez for the years 2010 and 2015 can be found in Table 68 below. Above Moderate-income residents are the most isolated income group in Martinez. Martinez’s isolation index of 0.514 for these residents means that the average above moderate-income resident in Martinez lives in a neighborhood that is 51.4 percent above moderate-income. Among all income groups, the above moderate-income population’s isolation index has changed the most over time, becoming less segregated from other income groups between 2010 and 2015. As shown in Table 67, Martinez’s low-, moderate-, and above moderate-income groups are less isolated than those in the Bay Area as a whole, while the very low-income groups are slightly more isolated than average in the Bay Area.

Table 68. Income Group Isolation Index Values for Segregation within Martinez			
Income Group	Martinez		Bay Area Average
	2010	2015	2015
Very Low-Income (<50% AMI)	0.264	0.271	0.269
Low-Income (50%-80% AMI)	0.127	0.130	0.145
Moderate-Income (80%-120% AMI)	0.201	0.212	0.183
Above Moderate-Income (>120% AMI)	0.530	0.514	0.507

Source: Data for 2015 is from U.S. Department of Housing and Urban Development, American Community Survey 5-Year 2011-2015 Low- and Moderate-Income Summary Data. Data for 2010 is from U.S. Department of Housing and Urban Development, American Community Survey 5-Year 2006-2010 Low- and Moderate-Income Summary Data

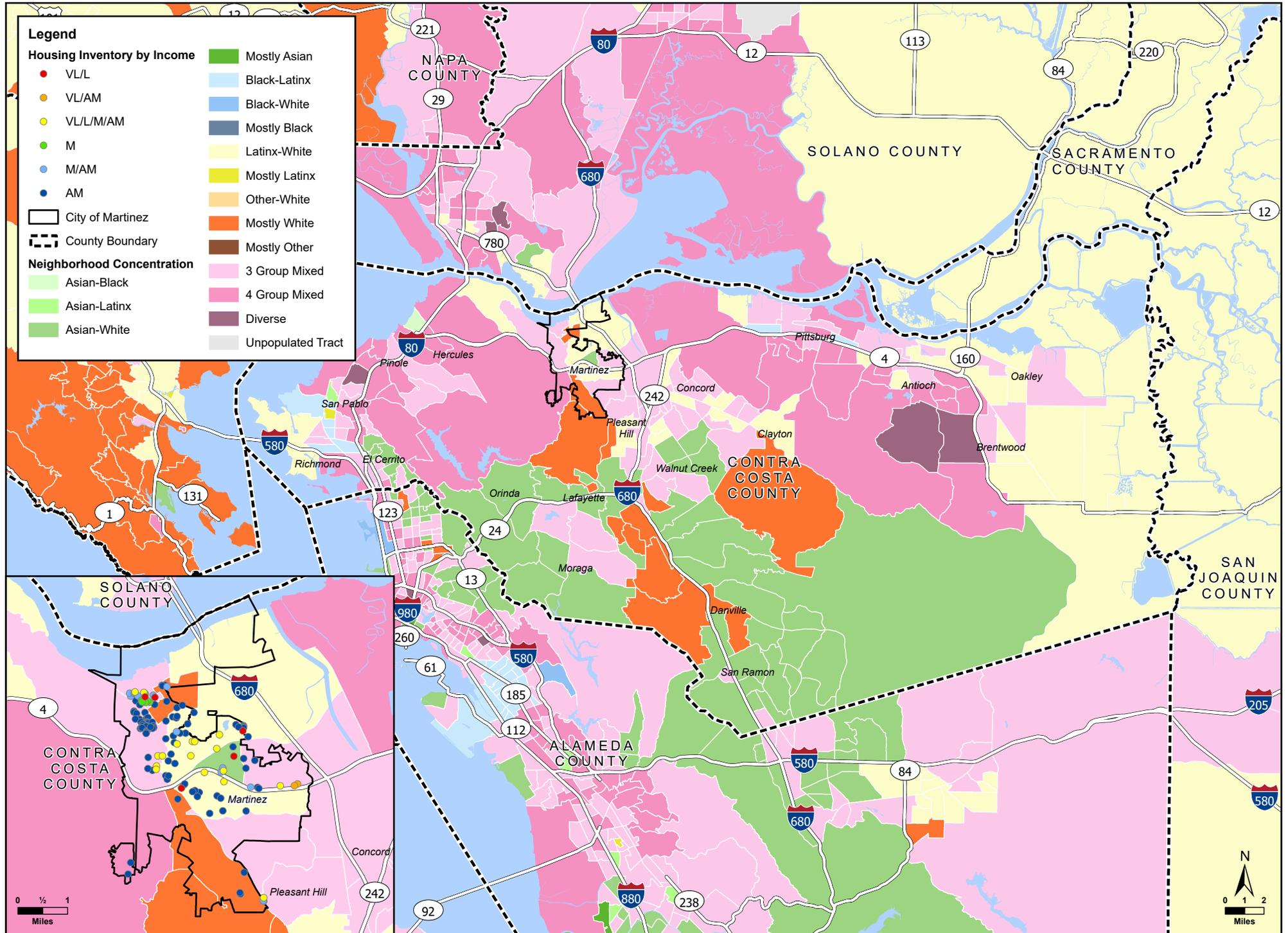
As described throughout this Housing Element, the City is committed to supporting the development of housing affordable to lower-income households in locations throughout the City and has identified sites for future growth and development which are designed to promote a more balanced and integrated pattern of household incomes.

Findings

The City has considered trends and patterns related to integration and segregation based on racial and ethnic factors, disability, family status, seniors, and median household income. As previously discussed, while the City’s racial/ethnic composition is predominantly comprised of non-Hispanic Whites, the City is moderately diverse throughout and does not contain significant patterns of racial/ethnic segregation. Martinez is a less diverse community than the County as a whole, which may indicate that non-White individuals face disproportionate barriers to residing in the City. However, as discussed above, it is not clear if these barriers are primarily due to institutional factors, cultural choices, or other factors. Whatever the reason, Martinez is likely to continue to become more racially and ethnically diverse over time, based on demographic trends, and must continue to make diligent efforts to integrate neighborhoods in a manner that affirmatively furthers fair housing. Comparing Figure 9 (Diversity Index) to Figure 16 (Median Household Income), some areas with the highest diversity index categories (particularly the Downtown and waterfront area) correlate with areas that have low median household incomes. However, this pattern is not consistent. In general, areas of the City with higher density, more affordable multifamily housing choices, and older housing

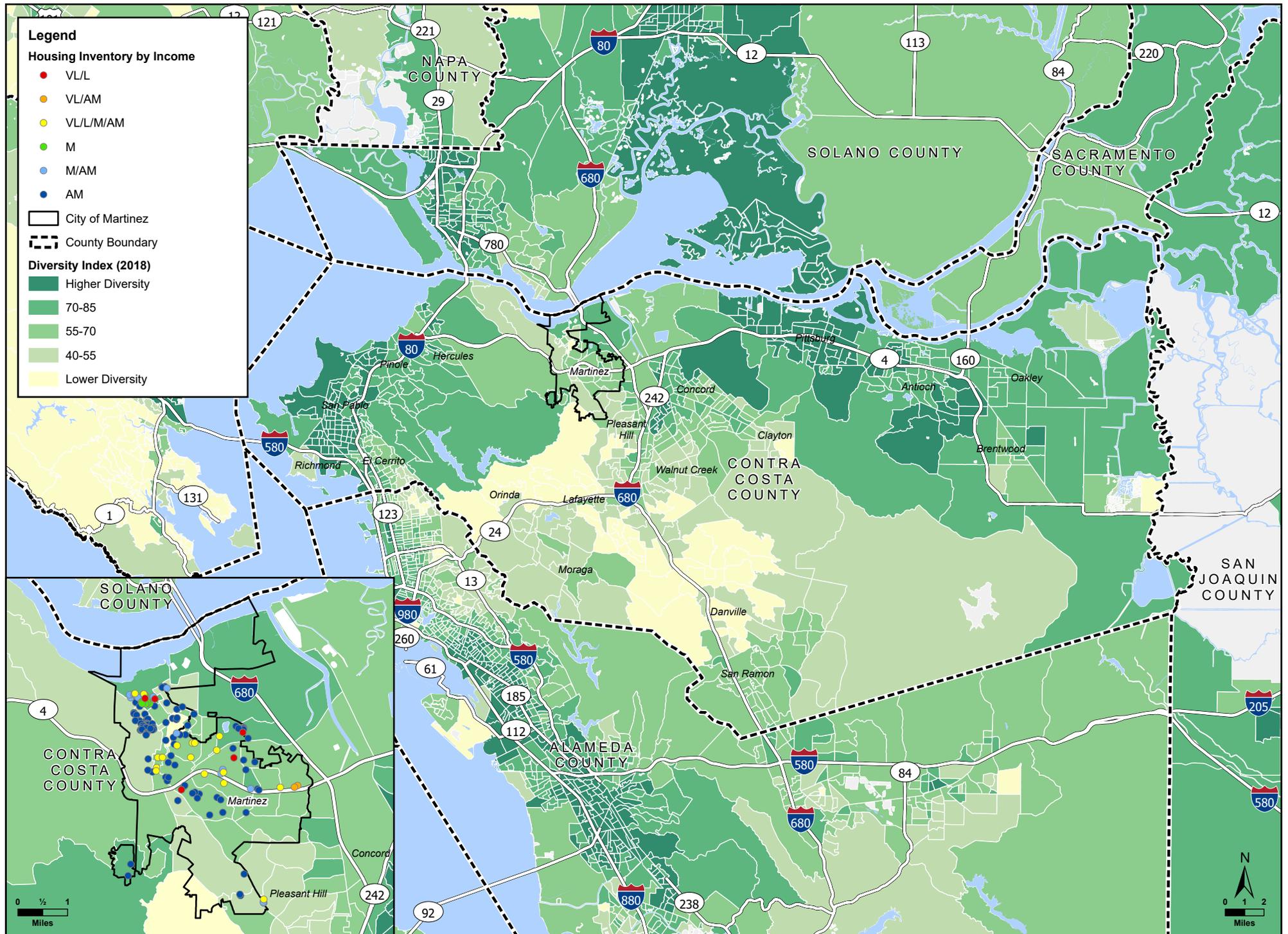
stock, including the Downtown area (particularly census tract 3160) and central neighborhoods, at least partially overlap with other populations that may have disproportionate housing needs, such as persons with disabilities, low-income seniors, households with familial status, and households with lower median incomes. Conversely, the southern and central-eastern portions of the City with newer suburban development and rural development patterns are generally less diverse, have higher median incomes, and have a higher proportion of seniors. The City's Housing Plan contains a number of policies and programs to ensure that existing residents' housing needs are met and encourage new residents to move to the City. Many of these programs are aimed at increasing housing supply and affordability, encouraging integration with diverse and affordable options such as ADUs throughout the City, rehabilitating housing, and providing fair housing education and other services. Refer to Table 74 for a list of programs identified in the Housing Plan specifically targeted towards this fair housing issue. As part of the City's regular participation in the County AI, the City will continue to consider these patterns of integration/segregation to determine any changes from current conditions.

FIGURE 8. NEIGHBORHOOD CONCENTRATIONS BY CENSUS TRACT



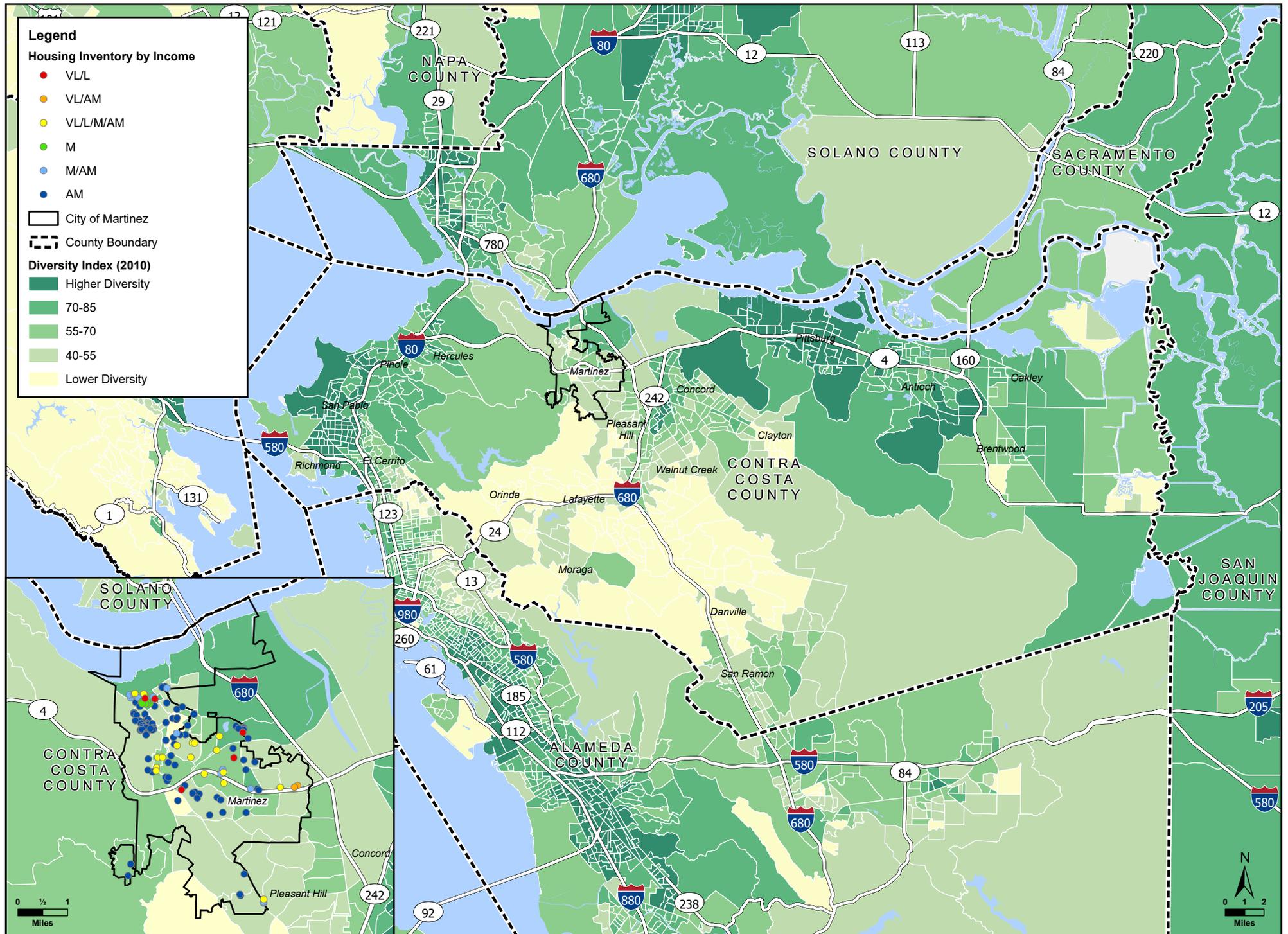
Sources: AFFH Data and Mapping Resources, California Department of Housing and Community Development, "NeighborhoodSegregation_Tract_2019." Map date: November 5, 2023.

FIGURE 9: DIVERSITY INDEX BY CENSUS BLOCK GROUP 2018



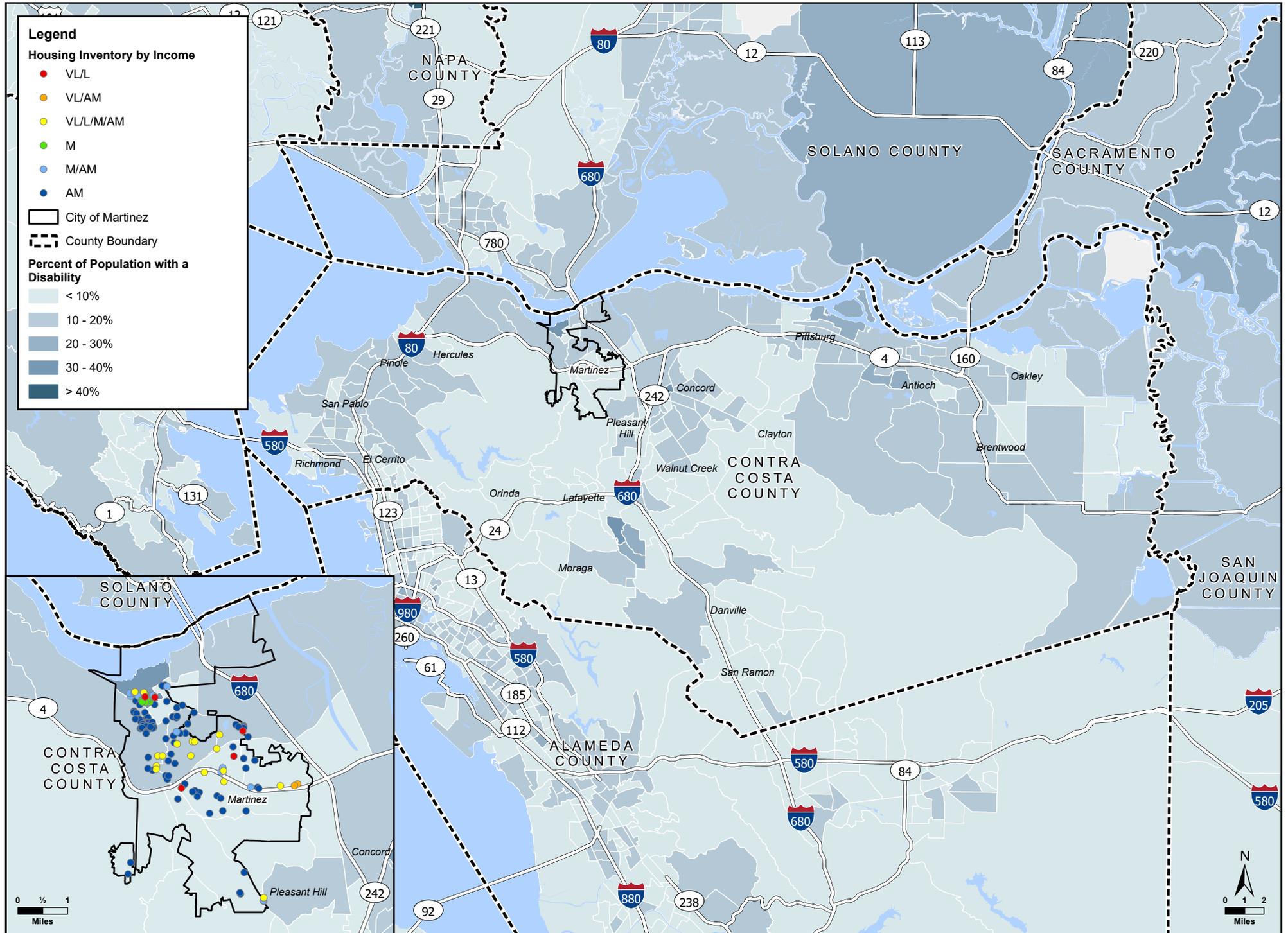
Sources: AFFH Data and Mapping Resources, California Department of Housing and Community Development, "RaceDemographics_BlockGp_2018." Map date: November 5, 2023.

FIGURE 10: DIVERSITY INDEX BY CENSUS BLOCK GROUP 2010



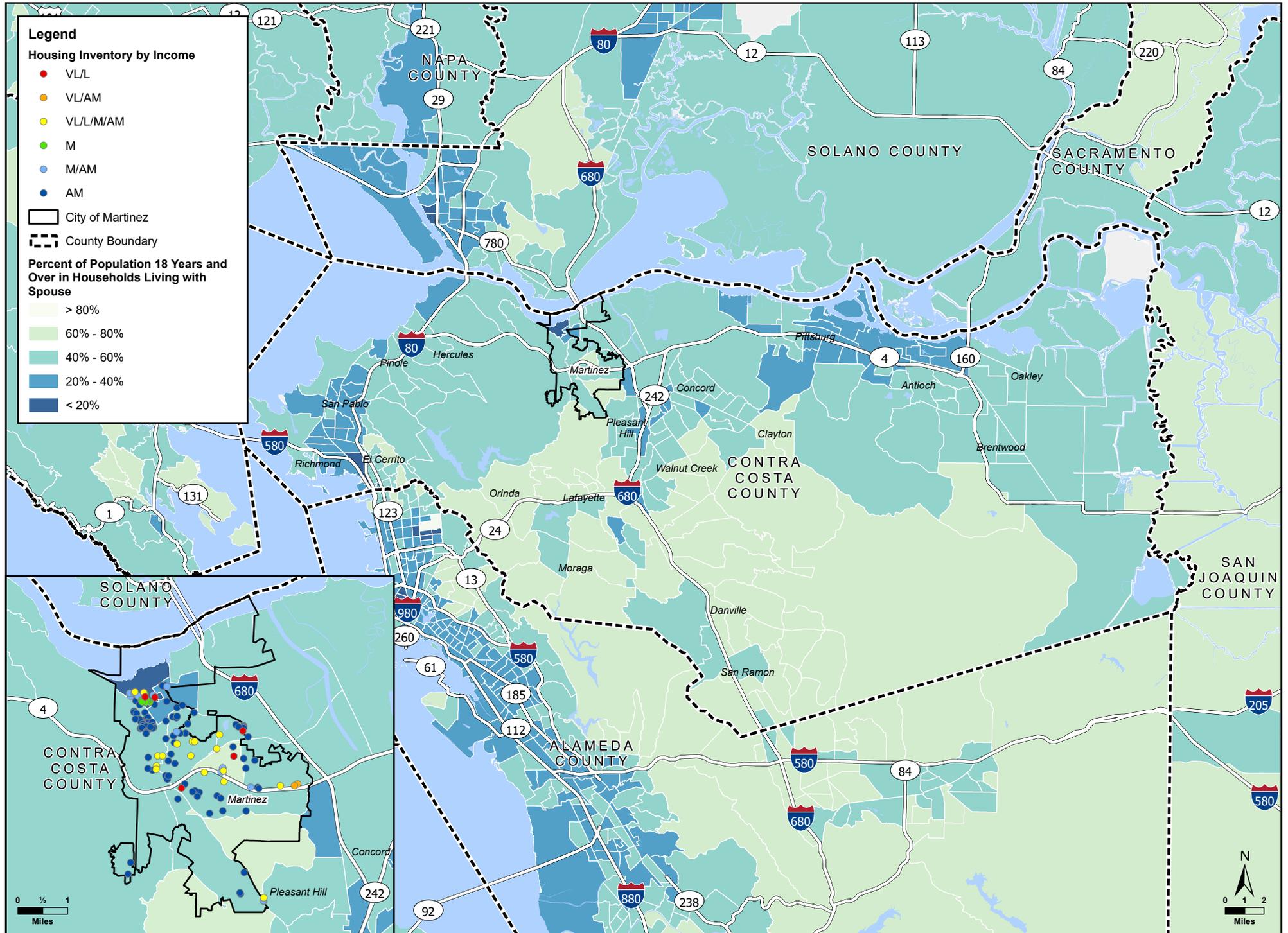
Sources: AFFH Data and Mapping Resources, California Department of Housing and Community Development, "RaceDemographics_BlockGp_2010." Map date: November 5, 2023.

FIGURE 11: PROPORTION OF POPULATION WITH DISABILITIES BY CENSUS TRACT



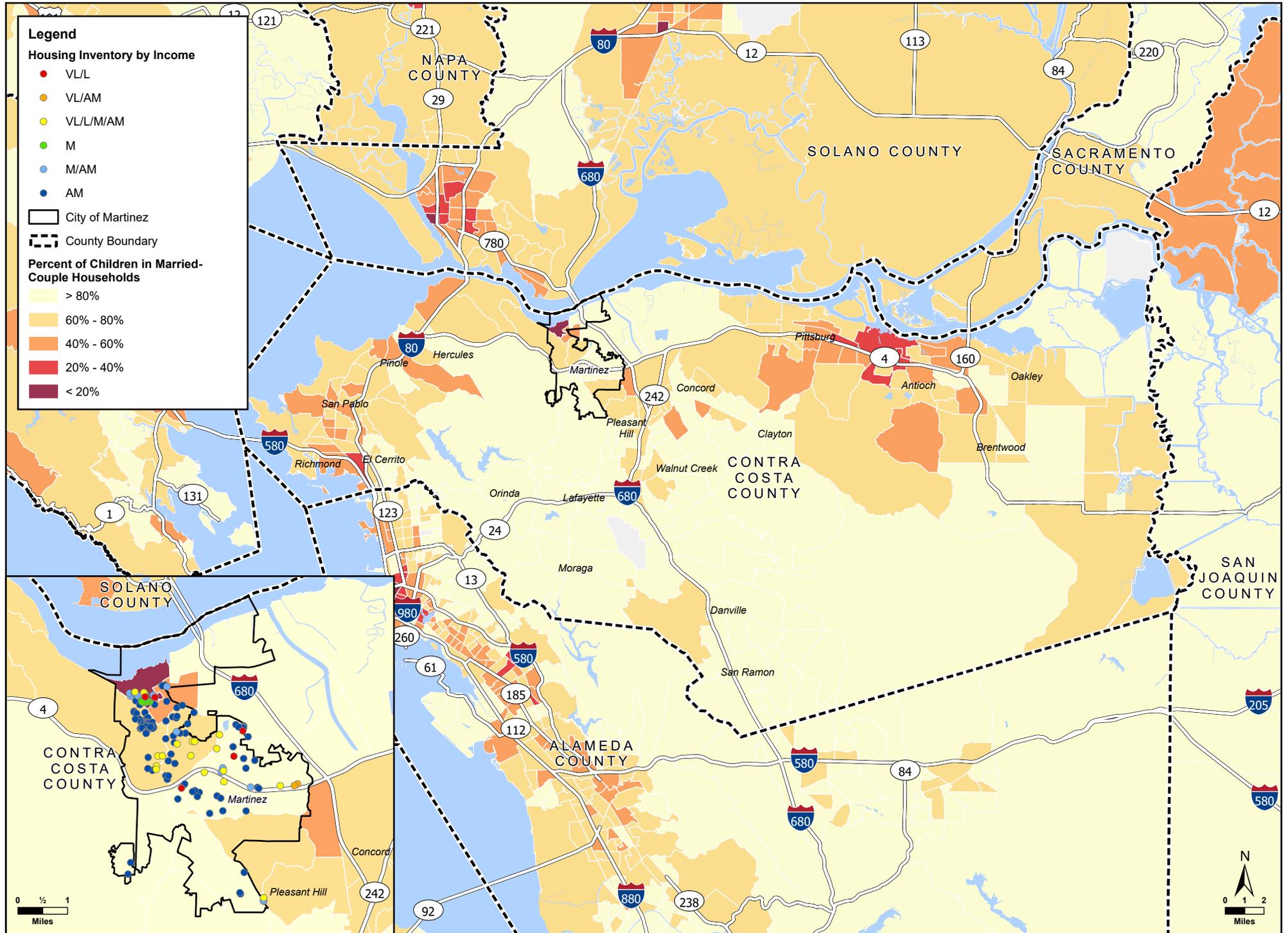
Sources: AFFH Data and Mapping Resources, California Department of Housing and Community Development, "DisabilityPopulation_Tract_2015_19." Map date: November 5, 2023.

FIGURE 12: PERCENT OF POPULATION 18 YEARS AND OVER IN HOUSEHOLDS LIVING WITH SPOUSE



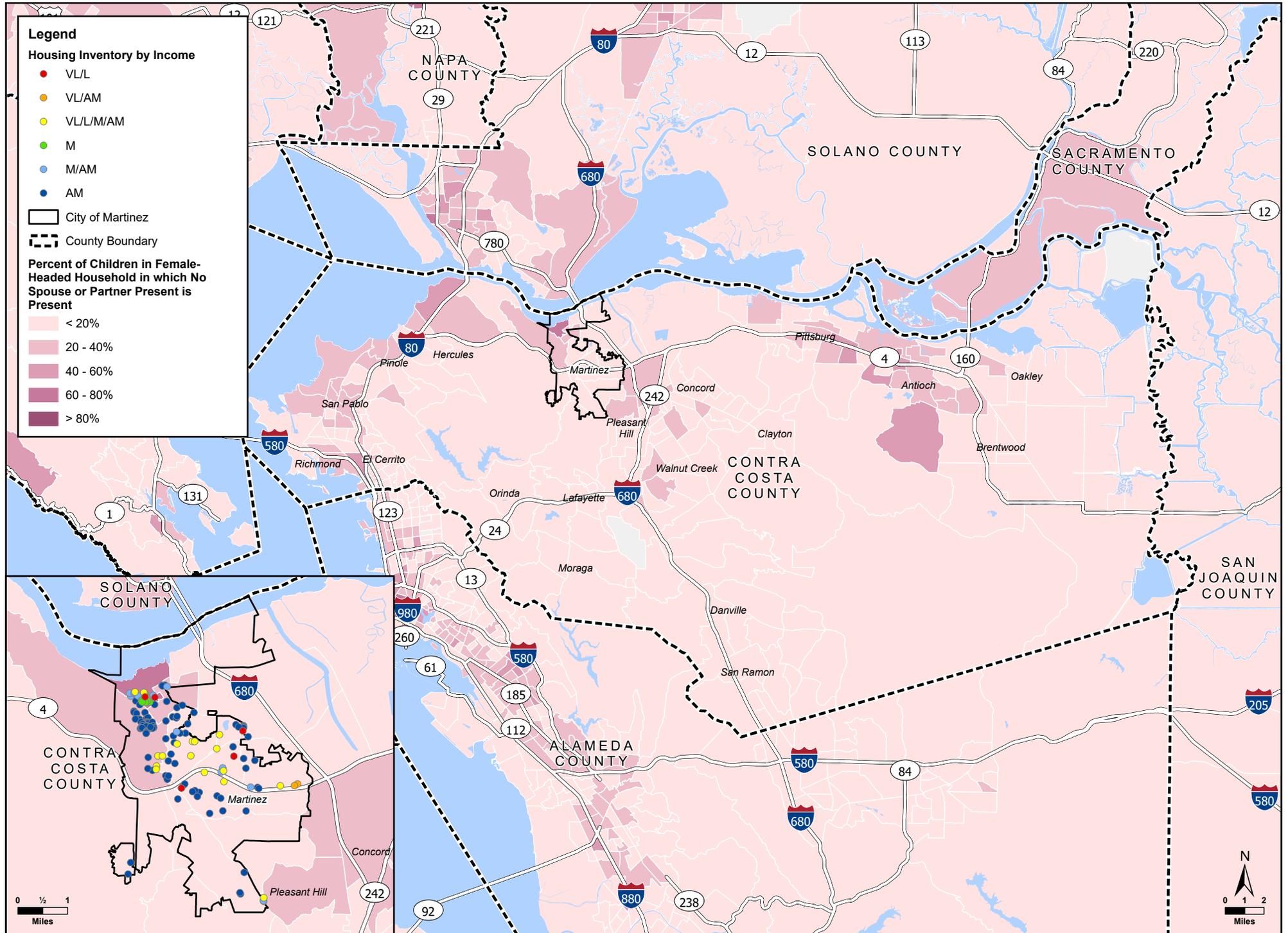
Sources: AFFH Data and Mapping Resources, California Department of Housing and Community Development, "FamilyStatus_Tract_2015_19." Map date: November 5, 2023.

FIGURE 13: PERCENT OF CHILDREN IN MARRIED COUPLE HOUSEHOLDS



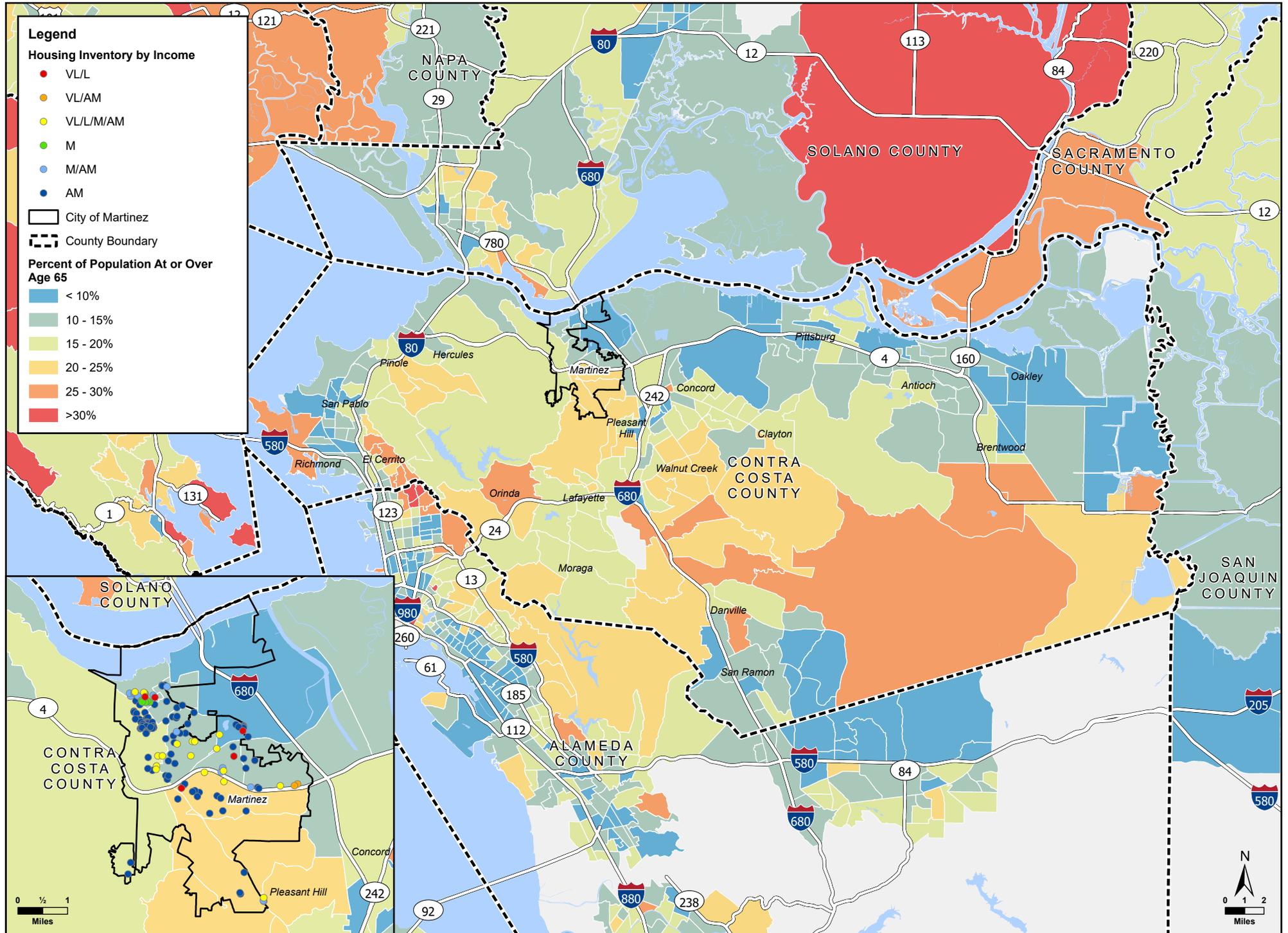
Sources: AFFH Data and Mapping Resources, California Department of Housing and Community Development, "FamilyStatus_Tract_2015_19." Map date: November 5, 2023.

FIGURE 14: FEMALE-HEADED HOUSEHOLDS BY PROPORTION OF CHILDREN PRESENT BY CENSUS TRACT



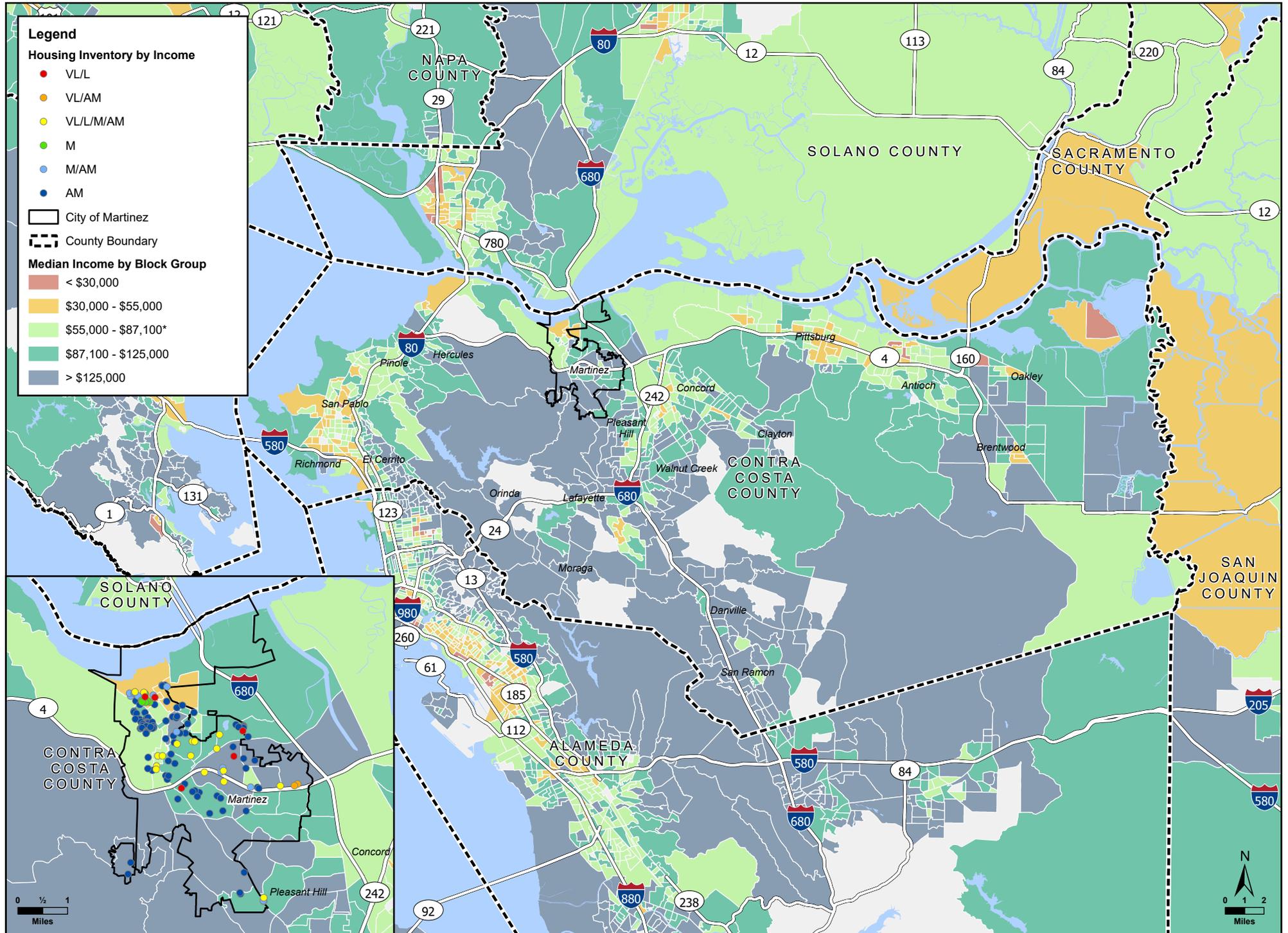
Sources: AFFH Data and Mapping Resources, California Department of Housing and Community Development, "FamilyStatus_Tract_2015_19." Map date: November 5, 2023.

FIGURE 15: PROPORTION OF SENIOR RESIDENTS BY CENSUS TRACT



Sources: AFFH Data and Mapping Resources, California Department of Housing and Community Development, "FamilyStatus_Tract_2015_19." Map date: November 5, 2023.

FIGURE 16: MEDIAN HOUSEHOLD INCOME BY BLOCK GROUP



Sources: AFFH Data and Mapping Resources, California Department of Housing and Community Development, "MedianIncome_BlockGrp_2015_19." Map date: November 5, 2023.

Racially or Ethnically Concentrated Areas of Poverty (“R/ECAPs”)

To assist communities in identifying racially/ethnically concentrated areas of poverty (“R/ECAPs”), HUD has developed a census tract-based definition of R/ECAPs. The definition involves a racial/ethnic concentration threshold and a poverty test. The racial/ethnic concentration threshold is straightforward: R/ECAPs must have a non-white population of 50 percent or more. Regarding the poverty threshold, Wilson (1980) defines neighborhoods of extreme poverty as census tracts with 40 percent or more of individuals living at or below the poverty line. Because overall poverty levels are substantially lower in many parts of the country, HUD supplements this with an alternate criterion. Thus, a neighborhood can be a R/ECAPs if it has a poverty rate that exceeds 40 percent or is three or more times the average tract poverty rate for the metropolitan/micropolitan area, whichever threshold is lower.

According to HUD’s R/ECAP methodology, there is one R/ECAP in Contra Costa County, located in Concord. The R/ECAP in Concord is located along Interstate 680. No R/ECAPs were identified in or adjacent to Martinez.

HCD has developed a different methodology to measure areas of high segregation and poverty, using a poverty concentration and racial segregation filter that aligns with HUD’s R/ECAP methodology, but is intended to more effectively reflect the level of racial and ethnic diversity in many parts of California. This methodology uses a poverty threshold to identify census tracts where at least of 30 percent of the population is living below the poverty line; and calculates a location quotient to quantify concentrations of racial segregation in comparison to the County. According to HCD’s methodology, census tract 3160.00 (the Downtown/waterfront area) is identified as an area of High Segregation and Poverty. This may be due to a number of factors, including the high proportion of multifamily units and relative affordability of the area in relation to the rest of Martinez; the presence of all three subsidized housing complexes in Martinez (Berrellesa Palms, Riverhouse Hotel, and Emerson Arms); and the relatively small sample size (the tract contains approximately 548 households, compared to the average household size of approximately 1,800 for all census tracts in Martinez). As previously discussed, this area has been identified as a Priority Development Area and is expected to redevelop with transient-oriented higher density and mixed-use development due to its strategic location near jobs, goods, and services.

Comparing Figure 9 (Diversity Index) to Figure 16 (Median Household Income), it appears that some areas ranking in the highest diversity index categories appear to have the lowest median household incomes, similar to cities in the region such as Pittsburg, San Pablo, and Vallejo. However, this pattern is not consistent. Other census tracts with the highest or higher diversity scores in the City have relatively average-to-high median household incomes, such as in the southern and central-eastern portions of the City. As discussed in the Findings section, the Housing Plan includes programs to encourage increased diversity and housing opportunities throughout the City. Additionally, the Sites Inventory distributes new housing identified for all income categories, not just lower-income categories, throughout the City, including in the Downtown area near goods, services, jobs, and transit, thereby promoting further integration and providing new housing choices in an area of improving opportunity.

Racially Concentrated Areas of Affluence (“RCAAs”)

According to the Department of Housing and Community Development AFFH Guidance Memo, “segregation is a continuum, with polarity between race, poverty, and affluence, which can be a direct product of the same policies and practices.” Therefore, both sides of the continuum must be examined. While HCD does not have a formal definition for RCAAs, looking at the percentage of the White population and median household income can provide a good indicator for areas of affluence.

In addition to R/ECAPs utilized by HUD, scholars at the University of Minnesota Humphrey School of Public Affairs created the Racially Concentrated Areas of Affluence (“RCAAs”) metric to tell the story of segregation in the United States.¹ RCAAs are

¹ Goetz, E. G., Damiano, A., & Williams, R. A. 2019. Racially Concentrated Areas of Affluence: A Preliminary Investigation. *Cityscape: A Journal of Policy Development and Research*, Volume 21(1) [pages 99–124]. Available at: <https://www.huduser.gov/portal/periodicals/cityscape/vol21num1/ch4.pdf>

defined as census tracts where 1) 80 percent or more of the population is White, and 2) the median household income is \$125,000 or greater (slightly more than double the national median household income in 2016). Table 69 looks at the median household incomes of White, non-Hispanic residents in Martinez, as well as the County as a whole. As shown, the difference in median household incomes between White, non-Hispanic households and all households in Martinez is insignificant, and the percent difference is much less than the County as a whole.

While there are no census tracts within Martinez that meet the strict definition of an RCAA according to the University of Minnesota metric (i.e., no census tracts in the City have higher than 80 percent White, non-Hispanic households), Census tracts 3190.01 (located in the central portion of the City), 3200.03 (located in the central portion of the City), and 3211.03 (southern Martinez) have a median household income higher than \$125,000 and a population that is predominantly (near 80 percent or more) White. As such, racially concentrated areas of affluence may exist within and near these areas of Martinez. These census tracts coincide with the City’s highest resource areas, with greater access to economic and environmental opportunities. There also tends to be some separation between these areas and the PBF Refinery.

Table 69. Median Household Incomes		
Median Household Income	Martinez	Contra Costa County
White Alone Households (not Hispanic or Latino)	\$ 107,033	\$ 111,774
All households	\$ 107,328	\$ 99,716
% of White Alone households (not Hispanic or Latino)	73.6%	53.6%
<i>Source: US Census, 2015-2019 ACS (S1903)</i>		

HCD has also created a version of the RCAA metric which compares census tracts in Martinez to the nine-county Bay Area Council of Governments (i.e., ABAG) region. According to HCD’s RCAA metric, nearly the entire southern and eastern (south of Howe Road) portion of the City meets the criteria for an RCAA, including census tracts 3211.01, 3200.04, 3200.03, 3211.02, 3211.03, and 3470.00. It is important to note that the demographic makeup of Martinez is significantly different than the nine-county Bay Area (for instance, the region as a whole is much more racially/ethnically diverse than Martinez); however, HCD’s metric highlights areas of the City where racially concentrated areas of affluence may exist. These areas generally correspond to more positive environmental scores (likely due to their distance from petroleum refineries and waterfront uses); are considered moderate (more central areas) or high/highest (more southern areas) resource areas; are less likely to be sensitive communities (vulnerable to displacement) than the northern areas of the City; have more owner-occupied housing units than the northern areas of the City; and have a higher proportion of seniors than the northern areas of the City. Like the City as a whole, while these areas contain census tracts with a high proportion of cost-burdened renter households, likely due to the higher cost of housing in these areas, the differences between this area and the rest of the City do not appear to be significant. These southern/eastern areas of the City consist primarily of newer suburban development patterns with low-density, single-family housing subdivisions and contain large areas of protected open space, posing challenges to large-scale residential development; however, redevelopment opportunities in these areas have been identified in the sites inventory to accommodate a portion of the RHNA at all income levels, in order to promote greater racial and economic integration (refer to Sites Inventory and Table 73 below). Additionally, the City has included Program 4 to promote the development of ADUs throughout the City, including these areas, to develop more affordable housing options and further integrate these areas.

Regionally, a concentration of RCAAs extends eastward from just north of Castro Valley in Alameda County and east of Oakland, Berkeley, and Richmond, with RCAAs located through central Contra Costa County, including Moraga, Orinda, Lafayette, Walnut Creek, Danville, Pleasant Hill, and Clayton.

Disparities in Access to Opportunities

The Department of Housing and Community Development together with the California Tax Credit Allocation Committee (“TCAC”) established the California Fair Housing Task Force to provide research, evidence-based policy recommendations, and other strategic recommendations to HCD and other related state agencies/departments to further the fair housing goals (as defined by HCD). The Task Force developed the 2021 TCAC/HCD Opportunity Area Maps to understand how public and private resources are spatially distributed. The Task Force defines opportunities as pathways to better lives, including health, education, and employment. Overall, opportunity maps are intended to display which areas, according to research, offer low-income children and adults the best chance at economic advancement, high educational attainment, and good physical and mental health.

The opportunity maps are made from composite scores of three different domains made up of a set of indicators. Based on these domain scores, census tracts are categorized as Highest Resource, High Resource, Moderate Resource, Moderate Resource (Rapidly Changing), Low Resource, or areas of High Segregation and Poverty. Table 70 shows the full list of indicators.

Table 70. Domains and List of Indicators by Factors	
Domain	Indicator
Economic	<ul style="list-style-type: none"> • Poverty • Adult education • Employment • Job proximity • Median home value
Education	<ul style="list-style-type: none"> • Math proficiency • Reading proficiency • High school graduation rates • Student poverty rates
Environmental	<ul style="list-style-type: none"> • CalEnviroScreen 3.0 pollution indicators and values

Source: California Fair Housing Task Force, Methodology for TCAC/HCD Opportunity Maps, December 2020

TCAC/HCD Opportunity Area Maps

The Task Force’s methodology allocates the 20 percent of the tracts in each region with the highest relative index scores to the “Highest Resource” designation and the next 20 percent to the “High Resource” designation. Each region then ends up with 40 percent of its total tracts as “Highest” or “High” resource. These two categories are intended to help State decision-makers identify tracts within each region that the research suggests low-income families are most likely to thrive, and where they typically do not have the option to live—but might, if given the choice. The remaining tracts are then evenly divided into “Low Resources” and “Moderate Resource”.

The Task Force analyzed three domains (Economic, Environmental, Education) to establish the resource category for each block group. The Economic Domain (Figure 17) analyzes poverty, level of adult education, employment rates, job proximity, and median home value in each block group, while the Education Domain (Figure 18) analyzes math/reading proficiency, high school graduation rates, and the student poverty rate. The Environmental Domain (Figure 19) looks at the CalEnviroScreen 3.0 Pollution indicators (Exposures and Environmental Effect indicators) and processed values. Each Figure includes the locations of proposed sites to accommodate the 2023-2031 RHNA.

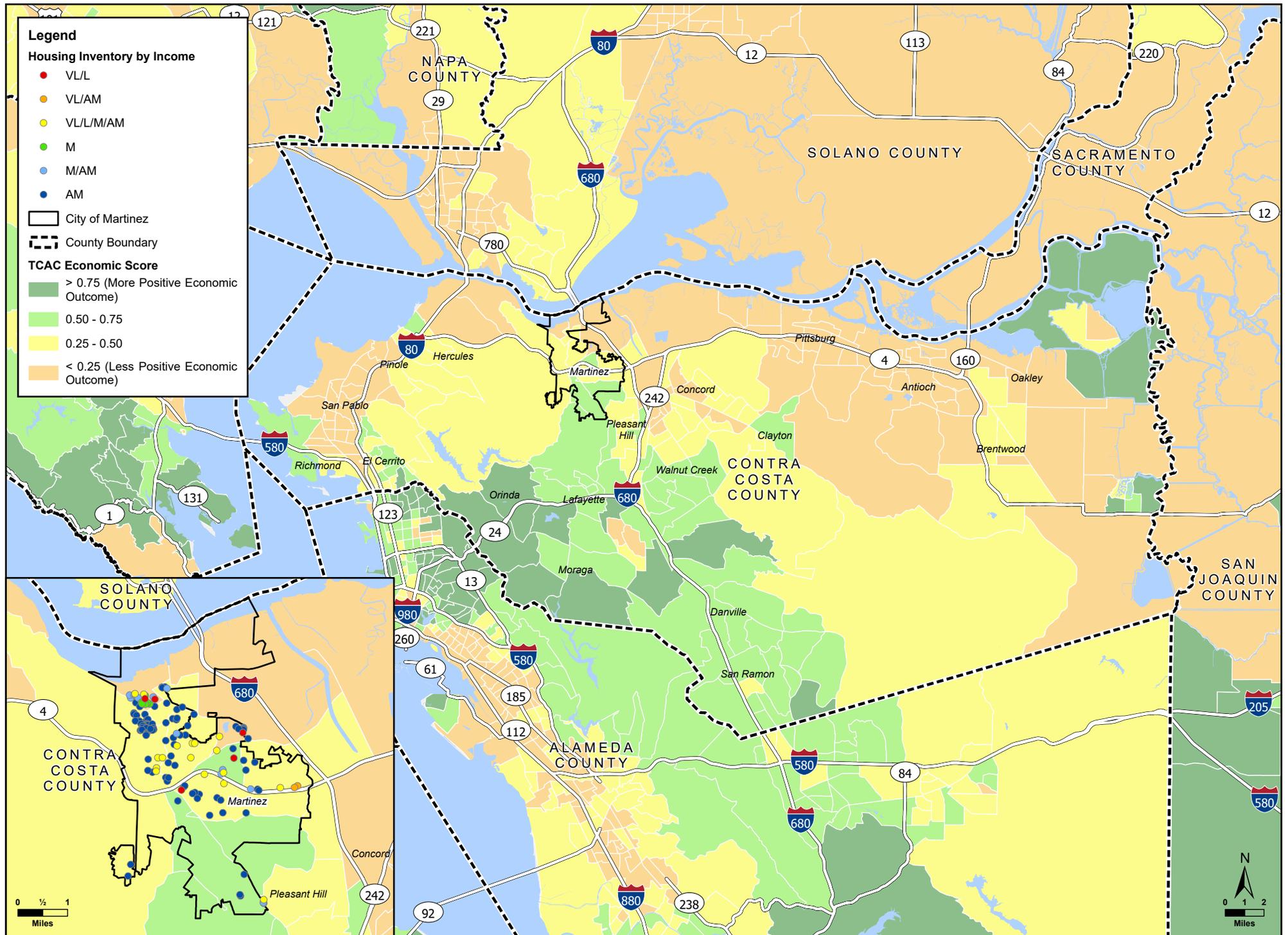
Figure 20 identifies the final resource categories of each census tract, as identified on the TCAC/HCD Opportunity Map, as well as the locations of the proposed sites to accommodate the 2023-2031 RHNA. As shown in Figure 20, tracts in the City exhibit a wide variety of opportunity resource levels, with high/highest resource areas generally corresponding to the southeastern and central portion of the City, and low resource or high segregation and poverty areas located along the

Downtown/waterfront and in areas containing heavy industrial uses. The components comprising these differing levels of opportunity are explained further in the subsections below. As described below and shown on Figure 20, the proposed sites to accommodate the 2023-2031 RHNA are located throughout the City, distributing sites at all income levels equally across all levels of opportunity to the extent feasible, given the City’s existing built-out development pattern. Table 71 identifies the resources levels by census tract and the corresponding scores for economic, educational, and environmental indicators.

Table 71. Opportunity Resource Levels by Census Tract				
Census Tract	Economic Score	Environmental Score	Education Score	Resource Level
3160	0.00	0.45	0.61	High Segregation & Poverty
3170	0.34	0.04	0.61	Moderate Resource
3180	0.27	0.68	0.73	Moderate Resource
3190	0.33	0.58	0.60	Moderate Resource
3200.01	0.11	0.05	0.60	Low Resource
3200.03	0.54	0.81	0.60	High Resource
3200.04	0.38	0.12	0.63	Moderate Resource
3211.01	0.38	0.77	0.63	Moderate Resource
3211.02	0.58	0.89	0.73	High Resource
3211.03	0.53	0.96	0.72	High Resource
3212	0.27	0.51	0.58	Moderate Resource
3470	0.62	0.96	0.78	Highest Resource
3560.02	0.45	0.91	0.43	Moderate Resource

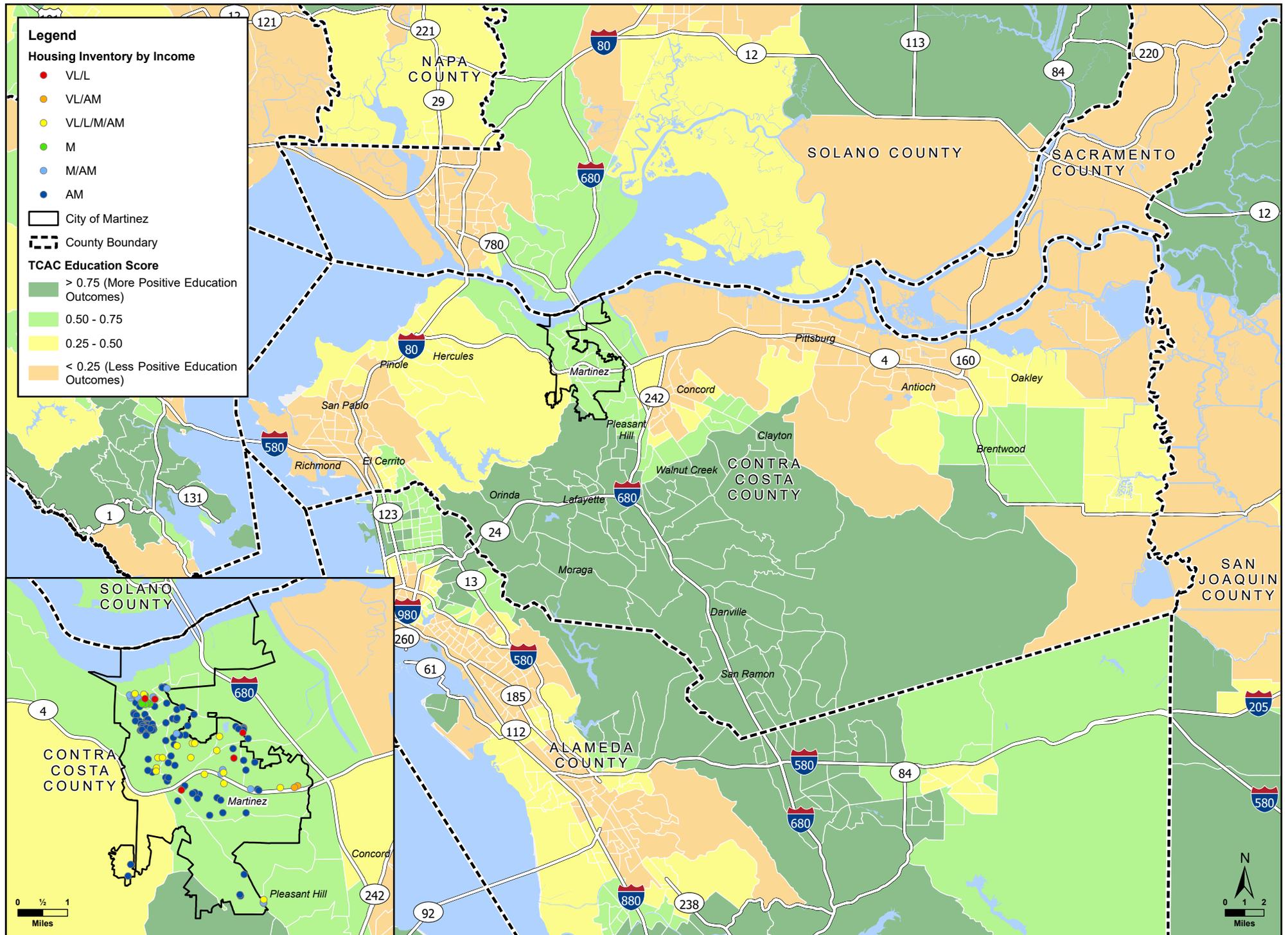
Source: California Department of Housing and Development, Affirmatively Furthering Fair Housing Data and Mapping Resources, accessed September 13, 2022

FIGURE 17: TCAC ECONOMIC SCORE BY CENSUS TRACT



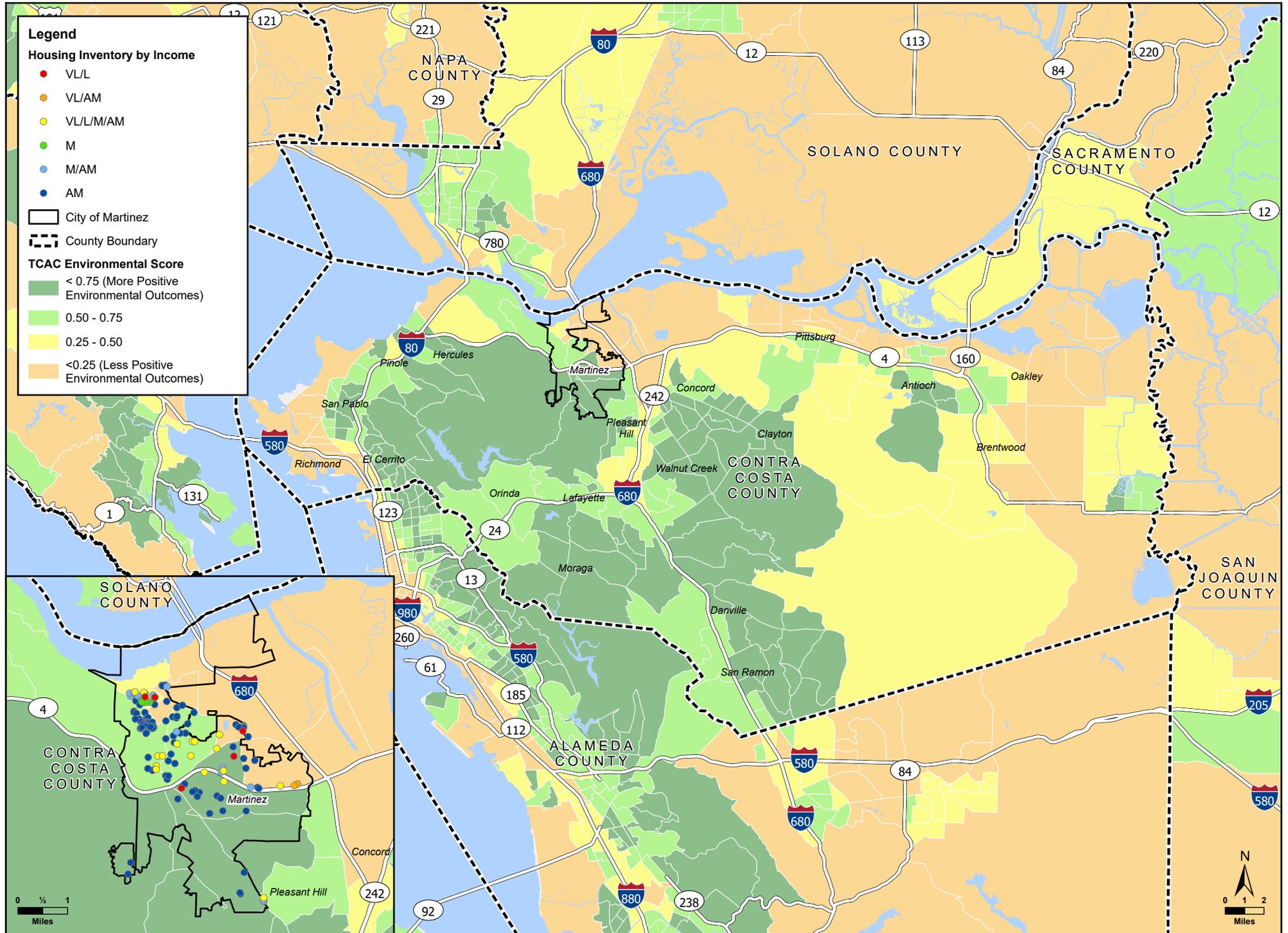
Sources: AFFH Data and Mapping Resources, California Department of Housing and Community Development, "TCAC_OpportunityAreas_Tract_2021." Map date: November 5, 2023.

FIGURE 18: TCAC EDUCATIONAL SCORE BY CENSUS TRACT



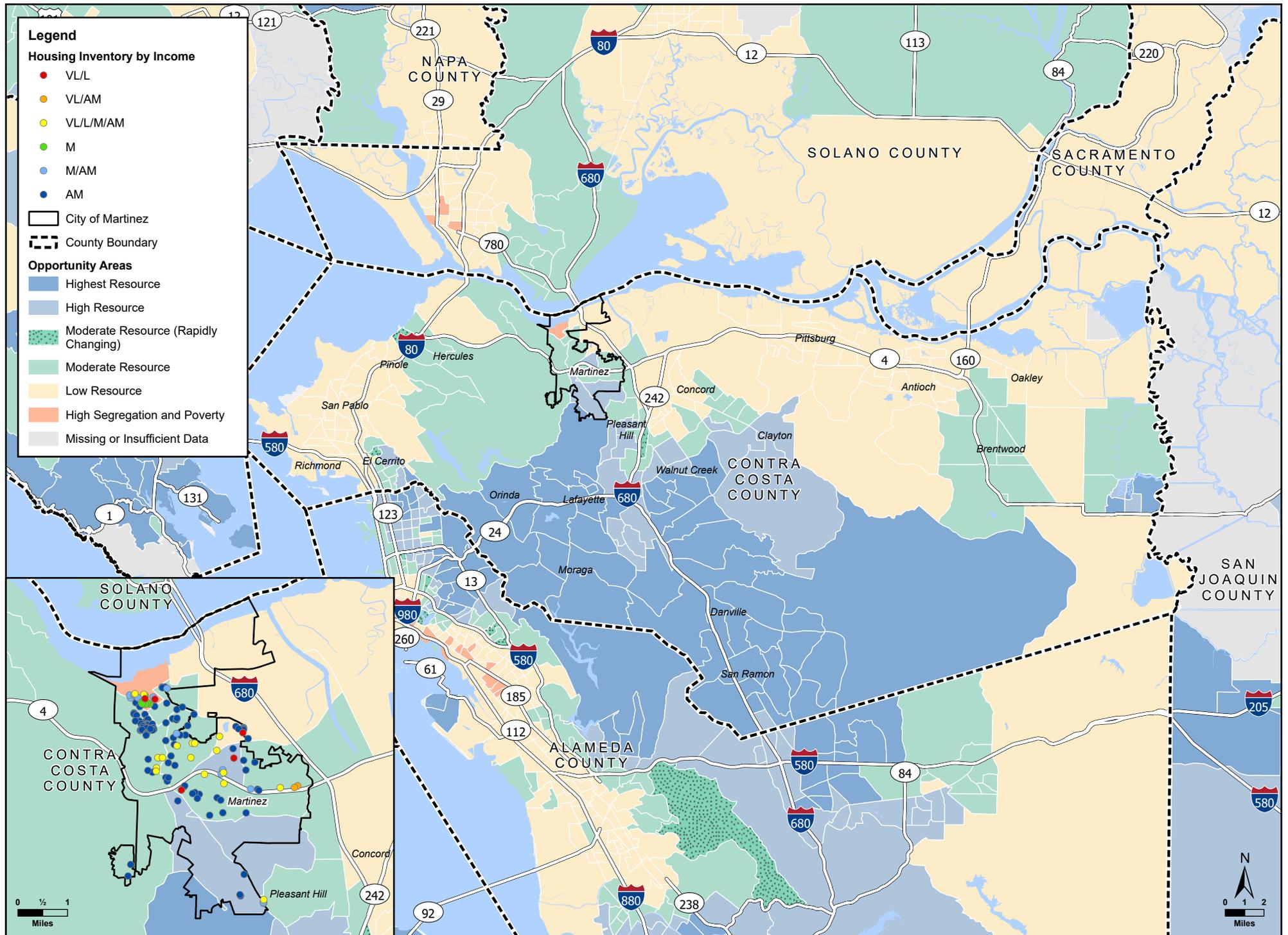
Sources: AFFH Data and Mapping Resources, California Department of Housing and Community Development, "TCAC_OpportunityAreas_Tract_2021." Map date: November 5, 2023.

FIGURE 19: TCAC ENVIRONMENTAL SCORE BY CENSUS TRACT



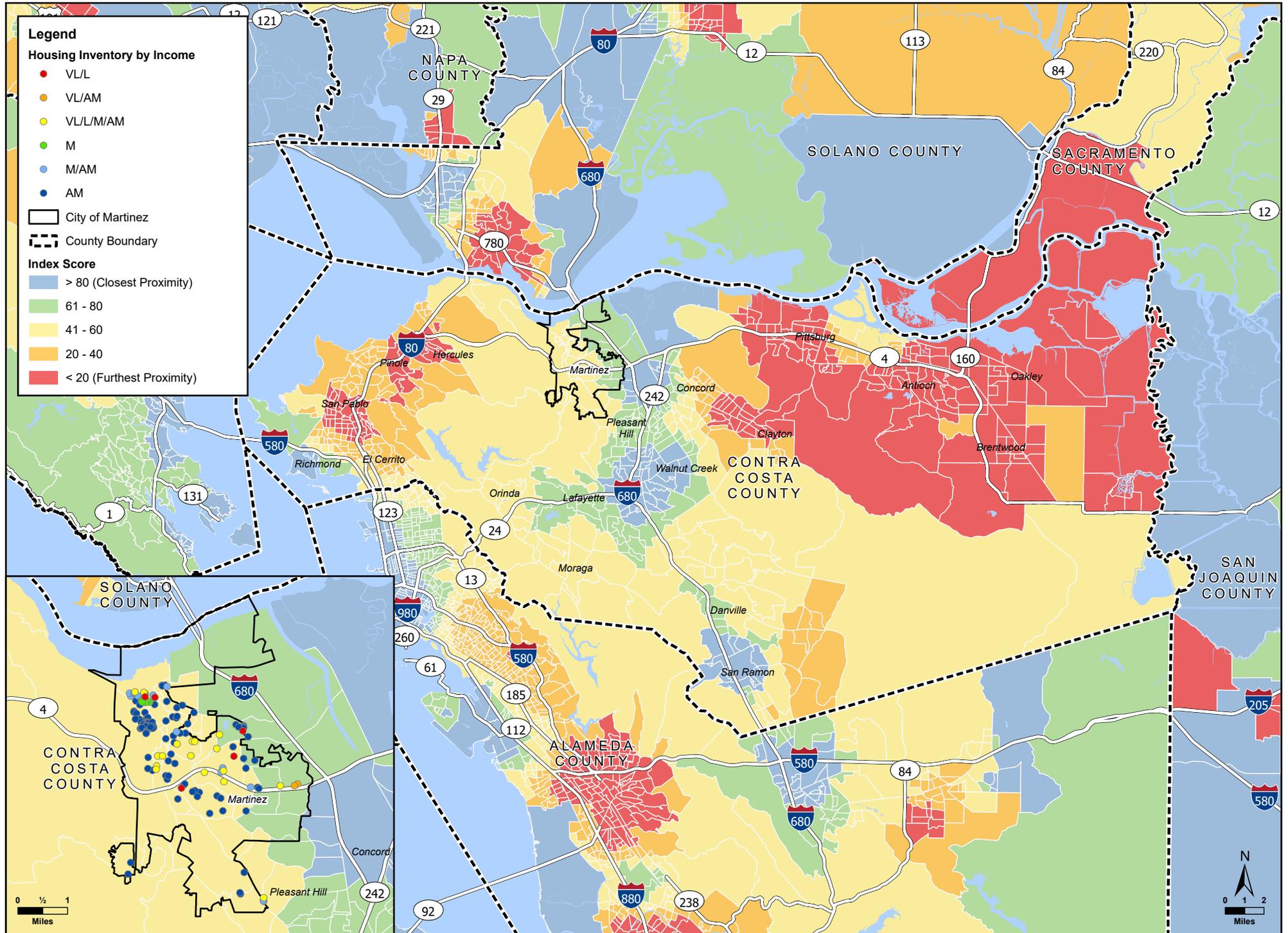
Sources: AFFH Data and Mapping Resources, California Department of Housing and Community Development, "TCAC_OpportunityAreas_Tract_2021." Map date: November 5, 2023.

FIGURE 20: TCAC OPPORTUNITY AREAS BY CENSUS TRACT



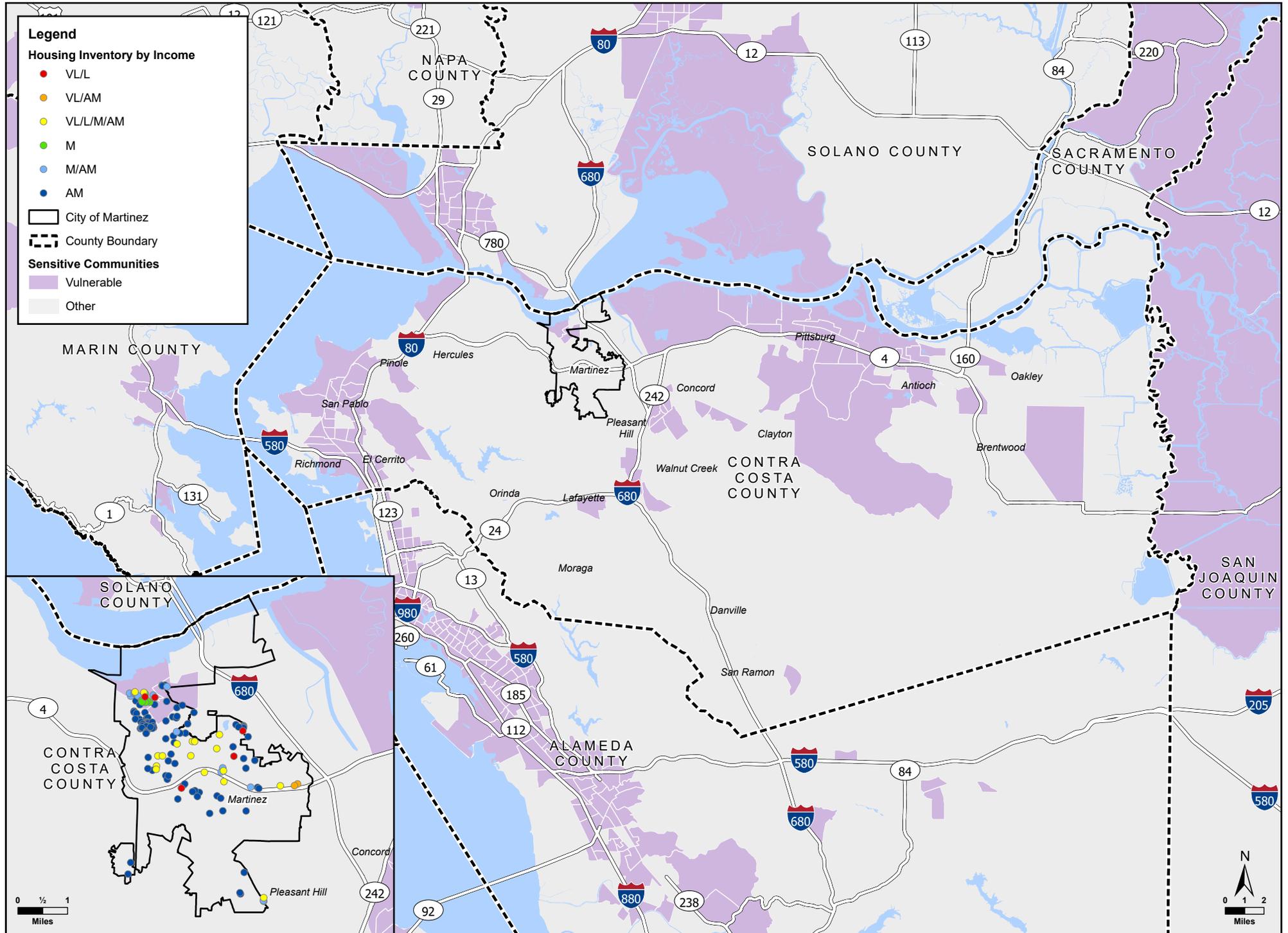
Sources: AFFH Data and Mapping Resources, California Department of Housing and Community Development, "TCAC_OpportunityAreas_Tract_2021." Map date: November 5, 2023.

FIGURE 21: JOB PROXIMITY INDEX BY BLOCK GROUP



Sources: AFFH Data and Mapping Resources, California Department of Housing and Community Development, "JobsProximityIndex_BlockGrp_2014_17." Map date: November 5, 2023.

FIGURE 22: SENSITIVE COMMUNITIES



Sources: AFFH Data and Mapping Resources, California Department of Housing and Community Development, "SensitiveCommunities_UrbanDisplacementProject_Tract". Map date: November 5, 2023.

Economic Opportunity

As described above, the Fair Housing Task Force calculates economic scores based on poverty, adult education, employment, job proximity, and median home values. As shown in Table 71 above, the overall economic scores in Martinez range from 0 to 0.62. The economic scores are inconsistent and vary across the City, similar to many other Contra Costa County jurisdictions. The northern areas of Martinez have more census tracts with lower economic scores, particularly the Downtown/waterfront area and the census tract extending from the refinery to the residential portion near the Martinez reservoir; and the southeastern portions of the City have census tracts with higher economic scores. Census tracts with lower economic scores are also some of the census tracts with higher diversity indexes and higher percentage of lower income households. As shown in Figure 23 and Figure 24, both renters and owners in census tracts with the lowest economic scores tend to have higher cost burden. The concentration of low economic opportunity census tracts correlates with the census tracts with the highest proportions of: persons with a disability, female heads of household with children present, lower median incomes, and areas that are Latinx-White. The TCAC economic scores do not show strong correlations with other protected and sensitive classes. These patterns are similar throughout the north Contra Costa County. However, compared with other surrounding jurisdictions in northern Contra Costa County, Martinez has more census tracts with higher economic scores.

Table 72. Employment by Characteristics and Regional (County/City) Comparison								
Characteristic	Martinez			Contra Costa County			Difference in Employment / Population Ratio	Difference in Unemployment Rate
	Total	Employment/ Population Ratio	Unemployment rate	Total	Employment / Population Ratio	Unemployment rate		
Population 16 years and over	31,798	65.7%	3.9%	912,021	61.3%	5.3%	4.4%	-1.4%
AGE								
60 to 64 years	3,000	62.3%	0.1%	69,762	57.9%	3.8%	4.4%	-3.7%
65 to 74 years	3,896	32.7%	3.2%	103,232	28.0%	4.3%	4.7%	-1.1%
75 years and over	2,314	6.9%	6.4%	72,650	5.9%	3.0%	1.0%	3.4%
RACE AND HISPANIC OR LATINO ORIGIN								
White alone	24,264	65.8%	4.0%	526,278	60.4%	4.5%	5.4%	-0.5%
Black or African American alone	1,089	58.4%	9.9%	80,264	58.2%	10.3%	0.2%	-0.4%
American Indian and Alaska Native alone	104	46.2%	0.0%	4,499	57.4%	8.5%	-11.2%	-8.5%
Asian alone	2,870	62.5%	2.1%	157,487	62.3%	4.1%	0.2%	-2.0%
Native Hawaiian and Other Pacific Islander alone	0	-	-	4,417	68.7%	2.5%	-	-
Some other race alone	1,621	74.8%	2.3%	91,528	67.5%	6.0%	7.3%	-3.7%
Two or more races	1,850	66.8%	4.1%	47,548	61.0%	8.5%	5.8%	-4.4%
Hispanic or Latino origin (of any race)	4,639	71.4%	1.7%	210,593	65.2%	5.9%	6.2%	-4.2%

Table 72. Employment by Characteristics and Regional (County/City) Comparison								
Characteristic	Martinez			Contra Costa County			Difference in Employment / Population Ratio	Difference in Unemployment Rate
	Total	Employment/Population Ratio	Unemployment rate	Total	Employment / Population Ratio	Unemployment rate		
White alone, not Hispanic or Latino	21,883	65.2%	4.4%	425,591	59.5%	4.3%	5.7%	0.1%
Population 20 to 64 years	23,654	79.5%	2.9%	678,645	75.2%	5.0%	4.3%	-2.1%
SEX								
Male	11,373	83.9%	3.2%	334,049	81.5%	4.8%	2.4%	-1.6%
Female	12,281	75.5%	2.6%	344,596	69.1%	5.1%	6.4%	-2.5%
With own children under 18 years	3,911	73.1%	2.8%	129,592	66.6%	5.1%	6.5%	-2.3%
POVERTY STATUS IN THE PAST 12 MONTHS								
Below poverty level	1,423	39.9%	21.9%	55,621	38.0%	23.0%	1.9%	-1.1%
At or above the poverty level	22,125	82.5%	2.2%	620,728	78.7%	4.0%	3.8%	-1.8%
DISABILITY STATUS								
With any disability	1,868	46.6%	1.4%	60,404	42.2%	12.0%	4.4%	-10.6%
<i>Source: U.S. Census Bureau, 2015-2019 American Community Survey, Table S2301</i>								

As shown in Table 72 above, the City's older population (60+) has a higher rate of employment per total population than the Countywide cohort and experiences slightly lower unemployment rates (unemployed persons as total of the workforce) as the Countywide, except persons aged 75 years and over. The only race in the City that experience significantly lower employment to population ratios than the Countywide average is American Indian and Alaska Native. All other races experience employment rates that are similar or higher than the County averages. All race/ethnicities except White have a lower unemployment rate than the Countywide average. The White population in Martinez experiences 0.1 percent lower unemployment than the Countywide average. Females in Martinez, including females with their own children under 18 years of age, experience slightly lower employment than the Countywide average. Regarding income levels, the City's percentage of its total working age population that is below the poverty level is lower than the Countywide average. Persons with a disability in the City have a higher rate of employment to total working age population than Countywide and the unemployment rate for persons with a disability is also lower than the Countywide rate. Overall, persons aged 75 years or over is the only population group that experiences a higher rate of unemployment than the Countywide average. It is noted that while the difference in employment to population ratio is assumed to result from less access for the purpose of the above discussion, there is also the potential in this category for persons who choose to not be in the labor force. This is different from the unemployment rate which measures persons that are in the labor force but are not employed.

As shown in Figure 21, the job proximity index is generally moderate to higher in Martinez. On a scale from zero to 100 where 100 is the closest proximity to jobs, the majority of the City scores are above 40, which is higher than scores in some other

Contra Costa County jurisdictions, including Pittsburg, Antioch, Pinole, Hercules, Concord, but lower than some other surrounding jurisdictions, including Pleasant Hill, Walnut Creek, and Lafayette. Within the City, census tract 3200.01 is the only census tract that has a job proximity score that is between 61 and 80, likely due to its proximity near petroleum industries, a major employment center in the area; all other census tracts within the City have a job proximity score that is between 41 and 60. While the concentration of lower job proximity score census tracts does not show clear pattern with any protected and sensitive classes (see Figures 8 through 16 for concentrations of protected classes by area) and does not appear to have a meaningful effect on the ability of protected groups to obtain a job, there are unemployment trends among protected classes as discussed above.

According to the ABAG local profile of Martinez, between 2002 and 2018, the number of jobs in Martinez increased by 2.4 percent. The City's General Plan Update identifies sites to provide a range of jobs, including high-quality jobs in skilled industries, with the intent of increasing local employment and economic opportunities for City residents.

Educational Opportunity

TCAC's education score is based on math proficiency, reading proficiency, high school graduation rates, and the student poverty rate. The educational opportunity scores are generally moderate across census tracts in the City. As shown in Table 71 above, the overall education opportunity scores in Martinez range from 0.43 to 0.78. Most census tracts in Martinez have an educational opportunity score between 0.50 - 0.75. As shown in the Figure 18, in northern Contra Costa County, Concord, Pittsburg, Antioch, and Hercules and portions of unincorporated areas near these cities have lower educational scores. In contrast, Pleasant Hill, Walnut Creek, Clayton, and Lafayette, and portions of unincorporated areas near these cities have higher educational scores. Across all tracts in the County, Martinez's educational opportunity index scores are generally moderate compared to other densely populated areas.

While educational opportunity scores are even across the City and the adjacent unincorporated area, there is varied opportunity based on the schools of the MUSD. According to the California Department of Education's California School Dashboard, in 2021 MUSD had an enrollment of 3,983 students. The ethnic/racial make-up was: 31.0 percent Hispanic, 3.5 percent Asian, 2.6 percent African American, 0.2 percent American Indian, 0.4 percent Pacific Islander, 3% percent Filipino, 46.2 percent White, and 11.0 percent two or more races. A total of 25.6 percent of the District's MUSD's students come from socioeconomically disadvantaged backgrounds, 7.9 percent are English learners and 14.0 percent are students with disabilities. MUSD has eight schools, all of which are located in the City limits: Alhambra Senior High School located at 150 E Street, Briones School (Alternative) located at 925 Susana Street, John Muir Elementary School located at 205 Vista Way, John Swett Elementary School located at 4955 Alhambra Valley Road, Las Juntas Elementary School located at 4105 Pacheco Boulevard, Martinez Junior High School located at 1600 Court Street, Morello Park Elementary School located at 1200 Morello Park Drive, and Vicente Martinez High School located at 925 Susana Street. District-wide, MUSD has moderate English language arts scores (0.6 points above standard) and low mathematics scores (35.4 points below standard). Of the schools serving Martinez, Alhambra Senior High School's scores were higher than the District MUSD-wide average for English language arts scores (6.5 points above standard) but lower than the District-wide average for mathematics scores (101.3 points below standard), Briones School (Alternative) had English language arts scores (60.4 points below standard) and mathematics scores (108.3 points below standard) that were lower than the District-wide average. While John Muir Elementary School also had low English language arts scores (17.6 points below standard), it had mathematics scores (19.2 points below standard) above the District MUSD-wide average. John Swett Elementary School had high English language arts scores (17.7 points above standard) and mathematics scores (4.6 points above standard) that higher than the District MUSD-wide average. Las Juntas Elementary School had low English language arts scores (27.8 points below standard) and mathematics scores (43 points below standard) that lower than the District MUSD-wide average. Martinez Junior High School had low English language arts scores (14.7 points below standard) and mathematics scores (53.1 points below standard) that lower than the District MUSD-wide average. Morello Park Elementary School had high English language arts scores (60.8 points above standard) and mathematics scores (42.6 points above standard) that higher than the District MUSD-wide average. The lower-scoring schools (Las Juntas Elementary School and Martinez Junior High School) do not have enrollment boundaries that correspond to high concentrations of protected or sensitive classes and, similarly, access to higher-performing schools (John Swett Elementary

and Morello Park Elementary) does not correspond to concentrations of particular race, income, disability, age, or familial characteristics.

Environmental Opportunity

Environmental health scores are determined by the Fair Housing Task Force based on CalEnviroScreen 3.0 pollution indicators and values. The California Office of Environmental Health Hazard Assessment (“OEHHA”) compiles these scores to help identify California communities disproportionately burdened by multiple sources of pollution. In addition to environmental factors (pollutant exposure, groundwater threats, toxic sites, and hazardous materials exposure) and sensitive receptors (seniors, children, persons with asthma, and low birth weight infants), CalEnviroScreen also takes into consideration socioeconomic factors. These factors include educational attainment, linguistic isolation, poverty, and unemployment. As shown in Table 71 above, the overall environmental scores in Martinez range from 0.04 to 0.96. Environmental scores are distributed unevenly within the City, with lower environmental scores (indicating less positive environmental outcomes) within and adjacent to the waterfront and heavy industry areas (north and northeastern portions of the City) and higher scores (indicating more positive environmental outcomes) radiating outward (generally within the western, southern, and southeastern areas). As indicated by the Figure 19, census tracts 3170 (environmental score of 0.04), located in the northern portion of the City, south and east of the Downtown core; 3200.01 (environmental score of 0.05) located in the northeastern portion of the City; and 3200.04 (environmental score of 0.12) located in the eastern portion of the City have relatively low environmental opportunity scores. These census tracts all contain large portions of land dedicated to heavy industrial uses associated with petroleum processing and the storage of hazardous materials, which occurs in the northeastern portion of the City and surrounding unincorporated areas. All three census tracts also contain large portions of land outside of the city limits, with approximately 64 percent of tract 3170 within city limits, 34% [percent](#) of tract 3200.01 within city limits, and 39 percent of tract 3200.04 within city limits. Additionally, census tract 3200.01 contains only a small area of residential uses (single family residential uses south of Pacheco Boulevard and generally west of Morello Avenue, near the Martinez Reservoir) within city limits. Most residential land in this tract occurs in unincorporated areas within County jurisdiction.

A review of predominant racial populations, neighborhood diversity, household types, median income, persons with a disability, and seniors does not indicate that these areas correspond with any concentration of these protected classes in areas with lower scores versus higher scores, except that the lowest concentrations of persons with a disability and female-headed households with children present are in the areas with the highest environmental scores. As shown in Figure 19, environmental scores are distributed unevenly throughout the County, generally with lower environmental scores in waterfront areas and higher environmental scores in inner portions of the County. Census tracts in the northern portions of Martinez include areas with high environmental scores, compared with other Bayfront jurisdictions such as Pittsburg. Comparing the City’s environmental scores to the distribution of protected classes, census tracts with higher diversity indexes tend to have lower environmental scores. There are no discernible patterns of concentration of protected classes in the City’s areas with ~~the~~ less positive environmental outcomes.

A disadvantaged community or environmental justice community (EJ Community) is identified by the California Environmental Protection Agency (“CalEPA”) as “areas that is disproportionately affected by environmental pollution and other hazards that can lead to negative health effects, exposure, or environmental degradation,” and may or may not have a concentration of low-income households, high unemployment rates, low homeownership rates, overpayment for housing, or other indicators of disproportionate housing need. In February 2021, the California Office for Environmental Health Hazard Assessment (“COEHHA”) released the fourth version of CalEnviroScreen, a tool that uses environmental, health, and socioeconomic indicators to map and compare community’s environmental scores. In the CalEnviroScreen tool, communities that have a cumulative score in the 75th percentile or above (25 percent highest score census tracts) are those that have been designated disadvantaged communities under SB 535. Communities that are identified as an EJ Community based on their cumulative pollution exposure score are targeted for investment through the State cap-and-trade program. However, the condition of these communities poses fair housing concerns due to disproportionate exposure to unhealthy living conditions. As shown in CalEPA’s Disadvantaged Communities Map, there is one EJ Community (census tract 3200.01) that covers the eastern portions of Martinez. Census Tract 3200.01 is also identified as a disadvantaged community within the City’s General Plan EJ and

Disadvantaged Communities Element. The City's General Plan contains policies and programs related to promoting equitable and environmentally just neighborhoods, most notably the EJ and Disadvantaged Communities Element; the Noise and Air Quality Element, which addresses improved air quality and avoids locating sensitive receptors near air pollution sources; the Public Safety Element, which addresses hazardous materials handling, storage, and transportation. The City's Climate Action Plan also contains policies and programs related to air quality.

Transportation

Availability of efficient, affordable transportation can be used to measure fair housing and access to opportunities. All nine Bay Area counties are connected via public transportation. County Connection was formed in 1980 as a Joint Powers Agency under the legal name Central Contra Costa Transit Authority. Today County Connection provides fixed-route and paratransit bus service throughout the communities of Concord, Pleasant Hill, Martinez, Walnut Creek, Clayton, Lafayette, Orinda, Moraga, Danville, San Ramon, as well as unincorporated communities in Central Contra Costa County. County Connection operates a fleet of 125 fully accessible transit buses and 63 paratransit vehicles. Service is provided from approximately 6:00 a.m. to 9:00 p.m. on weekdays, and from approximately 9:00 a.m. to 7:00 p.m. on weekends. County Connection LINK is a shared-ride service for people who are unable to use regular buses and trains due to a disability or disabling health condition. Rail service is also available through Amtrak in Martinez and Richmond, and fares are reduced 15 percent for seniors (age 62+).

The City is served by four County Connection bus routes, including routes 16, 18, 19, and 28, and two BART routes, routes 98X and 99X. Generally, the central and southern portions of Martinez are better served by County Connection routes. In contrast, the northern portion of the City, especially census tract 3200.01 and the coastal portion of census tracts 3160, are not covered by any transit stops. Comparing the City's transportation accessibility to the distribution of protected classes, census tracts with less access to transits are also some of the census tracts with higher diversity indexes and higher percentage of female-headed households. The access to transit has no correspondence with the concentration with other protected classes. There is no discernible connection between access to transit and location of areas with any predominant population by race or ethnicity or with concentrations of seniors.

Overall, it appears that residents of Martinez have varied levels of access to opportunities, ranging high segregation and poverty to highest resource. As shown in Table 70, the educational, economic, and environmental opportunity scores also vary across census tracts in the City. New employment-generating areas designated by the General Plan Update are envisioned to provide new employment opportunities, including skilled and high-quality jobs, to improve economic outcomes for City and regional residents. New mixed-use development in the City is envisioned to provide new safe residential housing units, new employment opportunities, and new space for the development of commercial projects offering a variety of goods and services. Moreover, by bringing residential units and jobs closer together, the City strives to reduce vehicle miles traveled, reduce Greenhouse Gas ("GHG") emissions, and improve air quality, thereby working to improve access to higher levels of environmental health.

4. DISCUSSION OF DISPROPORTIONATE HOUSING NEEDS

The analysis of disproportionate housing needs within Martinez evaluated existing housing need, need of the future housing population, and units within the community at-risk of converting to market-rate.

Future Growth Needs

The City's future growth need is based on the RHNA, which allocates production of 350 very low-, 201 low-, 221 moderate-, and 573 above moderate-income units to the City for the 2023-2031 planning period. Figures 2 and 3 show that proposed affordable units are dispersed throughout the community, to the extent feasible based on the City's existing built-out land uses, and do not present a geographic barrier to obtaining affordable housing. In addition, the City actively promotes the opportunity for residents to develop ADUs and JADUs as a way to accommodate additional development at all income levels throughout the community. Appendix A of this Housing Element shows the City's ability to meet its 2023-2031 RHNA need at all income levels. This demonstrates the City's ability to accommodate the anticipated future affordable housing needs of the community.

Existing Needs

The Contra Costa County AI indicates that a significant percentage of residents throughout Contra Costa County experience housing problems associated with disproportionate housing needs, defined by HUD as cost burden, severe cost burden, overcrowding, and incomplete kitchen or plumbing facilities, with the rate of these needs varying by group and location. Among all households in Contra Costa County, 43.90% ~~percent~~ experience at least one of the four housing problems (i.e., incomplete kitchen facilities; incomplete plumbing facilities; overcrowding – more than one person per room; and household is cost burdened – monthly housing costs exceeding 30 percent of monthly income). The HCD AFFH Data Viewer and Mapping Resources indicates that a lower proportion of households in Martinez (33.54 and of households) experience at least one of the four housing problems when compared to the County; however, this is still a significant issue, as approximately one-third of households in Martinez experience housing problems. The Contra Costa County AI further identifies that Hispanic and Black residents face particularly severe housing problems, with the greatest burdens in portions of Richmond, North Richmond, San Pablo, Hercules, Concord, Martinez, Pittsburg, Antioch, and Oakley. Significant contributing factors to disproportionate housing needs in Contra Costa County are identified as:

- Availability of family-sized subsidized units (or those affordable to subsidized households) throughout the County,
- Displacement of residents due to economic pressures,
- Displacement due to domestic violence and sexual assault (as well as harassment ~~on the basis of~~ based on sexual orientation and gender identity),
- Lending discrimination,
- Loss of affordable housing, and
- Lack of regional cooperation (which has contributed to a shortage of affordable units).

As described previously, Martinez has 154 rent-restricted units, representing approximately one percent of the City's housing stock. The City actively works with affordable housing developers to identify and evaluate potential sites and to expand opportunities for lower-income households throughout the City.

Cost Burden

A household is considered cost burdened if the household pays more than 30 percent of its total gross income for housing costs. For renters, housing costs include rent paid by the tenant plus utilities. For homeowners, housing costs include mortgage payment, taxes, insurance, and utilities.

Figure 23 and Figure 24 indicates renter households and owner households demonstrate similar patterns of overpayment. For and renter households, census tracts 3160, 3170, 3211.02, and 3200.04 have a percentage of the population overpaying in the 40–60 percent range, 3200.01 has a percentage of less than 20 percent and other census tracts within the City have a percentage of the population overpaying in the 20–40 percent range. For owner households, census tracts 3160 and 3170 have a percentage of the population overpaying in the 40–60 percent range, and other census tracts within the City have a percentage of the population overpaying in the 20–40 percent range. Overpayment increases the risk of displacing residents who are no longer able to afford their housing costs.

As discussed previously in the Background Report, 31.6 percent of renters in Martinez overpay for housing. Most renters that overpay are in the lower income groups, with 26.3 percent in the lower income group severely overpaying for housing (over 50 percent of their monthly income). As shown in Figure 23, these renters are concentrated in the census tracts located in northern Martinez.

As shown in Table 10 of the Housing Needs Assessment section of the Housing Element, 25.6 percent of homeowners overpay for housing with 29.3 percent in the extremely low-income group severely overpaying for housing (over 50 percent of their monthly income). Figure 24 shows the concentrations of cost burden on homeowners in Martinez. There is a concentration of homeowners who overpay located in the census tracts in northern Martinez.

As the 2020 AI identified, with the increase in housing costs and the disparity in who can afford the purchase of a house in Contra Costa County, housing inequality has become a major contributor to wealth inequality in the County. In Martinez, Hispanic households have the highest rate of severe cost burden of any ethnic or racial group closely followed by Black households. About 20 percent of Native American households and nearly 19 percent of non-Hispanic White households are severely cost burdened. Asian American households experience the least severe housing cost burden of any racial or ethnic group in Pittsburg at about 15 percent. Large family households are slightly more likely to be severely cost burdened than smaller family households. From 2015 to 2020, the median home value of Martinez increased 26.3 percent from \$513,684 in 2015 to \$665,706 in 2020. The median sales price for a single-family home in Martinez in 2022 was \$800,000. Figures 23 and 24 show the concentrations of cost burden by renter and homeowners Countywide. As seen in the figures, there are concentrations of cost burdened renters and homeowners Countywide.

Overcrowding

Typically, a housing unit is considered overcrowded if there is more than one person per room and severely overcrowded if there are more than 1.5 persons per room. On a regional basis, the Contra Costa County AI identified that, among assisted households, there is a significant need for family-sized units, with a disproportionately large share of family-sized households located in Pittsburg and Antioch, compared to the rest of the County.

As discussed in the Needs Assessment of the Housing Element, overcrowded households in Martinez don't appear to be significant compared to Contra Costa County and the Bay Area with 2.6 percent of all households and 5.6 percent of renter households living in overcrowded conditions (i.e., more than one person per room). As shown in Table 8 in the Housing Needs Assessment, the average household size in Martinez was 2.56 persons in 2019. The average household size was lower for renters (5.51 persons); owner households had an average size of 2.59 persons. As Figure 25 indicates, all census tracts in Martinez have a percentage of overcrowded households less than the Statewide average.

Sensitive Communities

The Urban Displacement Project (“UDP”) developed methodology for identifying “sensitive communities” where residents may be particularly vulnerable to displacement. The UDP methodology focuses on two key components: 1) neighborhoods with a high proportion of residents vulnerable to displacement in the case of rising housing costs, and 2) market-based displacement pressures present in and/or near the community. Communities were designated sensitive if they currently have populations vulnerable to displacement in the event of increased redevelopment and drastic shifts in housing cost. Vulnerability includes metrics for the percentage of very low-income residents, renters, people of color, and very low-income households that are severely rent burdened (spending 50 percent of income on rent). Market-based displacement pressures include percent change in rent between 2012-2017 above county median rent increases, and/or a rent gap (meaning rent is substantially lower than rent in surrounding areas). Through this approach, the UDP identified 27 percent of census tracts in California as sensitive.

In the area around Martinez, sensitive communities are located along the Carquinez Strait/Suisun Bay waterfront both in Contra Costa County (along the Highway 80 and 580 corridors as well as north of Highway 4 in the Bay Point/Pittsburg area, and Solano County as well as along Highways 242 and 680 to the southwest of Martinez. As shown in Figure 22, census tracts 3160 and 3170 in the City, located in the Downtown and extending from Downtown to the waterfront, are considered sensitive communities. It is notable that this area of sensitive communities corresponds to the City's highest percentage of populations with female-headed households with children present, lower median incomes, and highest proportion of persons with a disability.

Substandard Housing

While the Contra Costa County AI identified that housing needs throughout Contra Costa County include incomplete kitchen or plumbing facilities, it did not address substandard housing. However, residents of aging housing or housing built without a permit can be expected to experience more housing quality issues than residents of newer housing and housing built to code.

As discussed in Chapter 2, the 2015-2019 ACS data indicates that 39.2% percent of the housing in the City is greater than 50 years old (i.e., built before 1970). Another 48.6% percent of units were built between 1970 and 1990. Typically, housing over 30 years of age is more likely to have rehabilitation needs that may include plumbing, roof repairs, electrical repairs, foundation rehabilitation, or other significant improvements. While it is likely that some homeowners have conducted ongoing maintenance to maintain the value of their homes, it is likely that many of these homes need some degree of repairs. In some cases, the cost of repairs can be prohibitive, resulting in the owner or renter living in substandard housing conditions or being displaced if the house is designated as uninhabitable or during rehabilitation. The oldest areas of the City occur within the downtown/waterfront and adjacent areas, the Traditional Central Neighborhoods area, and the northern portion of the Alhambra Avenue Corridor (tracts 3180.00, 3160.00, 3170.00, and 3190.02). Substandard housing conditions may be more prevalent in these areas. As indicated in Chapter 2, Code Enforcement officers in the City indicate the City's housing stock is generally in good condition. However, Code Enforcement has identified a concentration of dilapidated units within census tract 3190.02 (the northwest/central portion of the City, generally bounded by Pine Street, Monterey Avenue, Palm Avenue, and Howe Road) as being in need of repair or replacement.

As identified in Table 31, only a very small percentage of housing units in Martinez lack complete plumbing facilities (0.1 percent) or kitchen facilities (0.7 percent). A concentration of households without complete kitchen facilities occurs within census tract 3160.00, which includes the waterfront and downtown areas. These areas include some of the oldest patterns of development of the City, with over 72.55 percent of structures in this tract built prior to 1960. Many of these structures were built prior to modern development standards and/or repurposed, which may account for this concentration.

While substandard housing conditions can occur in both owner-occupied housing and renter-occupied housing, in general, renters are more vulnerable than homeowners because they are more likely to have lower incomes and have less control over repairs to their residence. Because almost a third (32.7 percent) of housing units in Martinez are renter-occupied, a large proportion of residents may be disproportionately affected by substandard housing conditions. Other vulnerable populations include homeowners who are seniors or residents with disabilities, who may be on fixed incomes and/or not able to perform repairs themselves, and low-income homeowners. Neglected rental properties, illegal conditions, and other substandard housing conditions can result in disproportionate safety or health hazards. Program 9 in the Housing Plan addresses housing rehabilitation by ensuring property rehabilitation programs are made available to low-income households. Program 9 also directs the City to review code enforcement records annually to identify trends related to housing quality and safety and provide targeted outreach and resources to areas with less stable housing conditions. The City is also committed to fair housing services and tenants' rights outreach and education (e.g., Programs 19 and 26) to provide affected renters with the resources necessary to remedy substandard housing conditions.

Homelessness

As discussed in Chapter 2, there are approximately unsheltered 127 homeless residents in Martinez, which is approximately 8 percent of the regional unsheltered population. While it is difficult to identify areas with concentrations of unhoused persons due to their transient nature, City staff has noted that a significant portion of the City's influxes of unhoused population come after they are released from the County hospital or County jail, or come off the train station, all of which are in downtown Martinez. Staff also noted that the unhoused generally live in their cars or outdoors. The Downtown and waterfront (areas where the unhoused are most visible) provides access to goods and services, including supportive services and transportation, that are essential to unhoused persons. Civic and governmental facilities within Martinez are predominantly located within the eastern portion of the Downtown. As the County seat, Martinez's downtown thus provides access to many County service offices. Access to resources including computers and free wi-fi is provided by the Martinez Library, located downtown. The Amtrak station, located in between the waterfront and Downtown, provides regional transportation access and connects to bus routes that provide local access, such as to the Contra Costa Regional Medical Center located along Alhambra Avenue, approximately one mile south of the Amtrak station. Mental health and other healthcare services are available at this location. In addition to these services, the waterfront contains a large swath of parks and other publicly accessible spaces.

When reviewing the homeless population, populations that represent more than 25 percent of total homeless persons include persons with a disability (32 percent), White/Caucasian (54 percent), and Black/African American (29 percent). The vast majority (95 percent) of homeless persons identified in the County are adult-only (i.e., not families). Veterans included six percent of the homeless population. The primary causes of homelessness in Contra Costa County include cost of living/loss of job (25 percent), eviction (17 percent), substance abuse (14 percent), and separation/divorce (11 percent). Due to their unhoused condition, the homeless population is experiencing displacement and is at a higher risk of violence.

The Section 8 Housing Choice Voucher program, as well as the development of affordable rental and ownership projects, addresses homelessness through the provision of long-term affordable housing and in some cases linkages to on-going supportive services. The Contra Costa County Housing Authority's Shelter Plus Care Program provides permanent supportive housing for individuals experiencing homelessness and living with a mental health condition, HIV/AIDS, or substance use problem. Fair housing education is a supplemental resource that is provided to educate renters about their rights and responsibilities. The City's Housing Plan supports programs designed to increase affordable housing opportunities and assist lower-income and unhoused individuals, including Programs 15, 18, 19, 25, and 26.

Displacement Risk

As previously discussed, there are no deed-restricted affordable units currently at-risk of converting to market-rate within the next 30 years. The City also has units which are affordable to lower-income families but are not deed-restricted. As described earlier in this Background Report, the City plans to accommodate the vast majority of its 2023-2031 RHNA allocation on parcels designated for mixed-use development, with a focus on new development along the City's major transportation corridors and near activity centers, which have good access to transportation facilities, amenities, and infrastructure. Moreover, given most new residential development will happen in areas envisioned to support mixed-use development, it is expected that residential uses will be developed alongside complementary commercial and civic uses, which will help facilitate bringing jobs and housing closer together. As shown in Figure 22, Census Tracts 3160 and 3170 in the City, located in the Downtown and extending from Downtown to the waterfront, are considered sensitive communities where residents may be particularly vulnerable to displacement in the event of increased redevelopment and shifts in housing costs. These areas have high proportions of renter populations and correspond to the City's highest percentage of populations with female-headed households with children present, lower median incomes, and highest proportion of persons with a disability. Underdeveloped residential sites outside of these areas (i.e., within the City's more suburban-type development areas) are also identified as helping to meet a portion of the City's moderate- and above-moderate income units; based on the net addition of units at these locations (which currently generally provide units affordable to moderate- and above-moderate income households), there is not a significant displacement risk associated with the City's current affordable housing stock due to new development.

The City recognizes that even though it has identified sufficient land to accommodate its RHNA allocation at all income levels, there is still the potential for economic displacement because of new development and investment. This "knock-on" effect can occur at any time, and it can be challenging for the City to predict market changes and development patterns which have the potential to impact rental rates and sales prices for housing available in the marketplace. To date, the City has no evidence that new development has resulted in economic displacement. However, the City recognizes economic displacement might occur in the future and has developed Programs 9 and 20 to study and address potential issues related to displacement. There are potential housing sites located in census tracts designated "Sensitive Communities" that would potentially displace existing residents due to redevelopment.

The City has also considered the risk of displacement specifically for protected classes, including persons with disabilities, female-headed households, seniors, and nonwhite residents (as discussed previously throughout this Background Report). To the extent that future development occurs in areas where there is existing housing, housing must be replaced according to SB 330's replacement housing provisions (Government Code Section 66300). Program 22 has been included in the City's Housing Plan to ensure development projects proposing the demolition of residential units are not approved unless the project will create at least as many residential units as will be demolished, and certain affordability criteria are met. SB 330 also

provides relocation payments to existing low-income tenants. The State has also adopted “just cause” eviction provisions and statewide rent control to protect tenants from displacement.

Research has shown that low-income renter populations are disproportionately exposed to environmental hazards and that housing tenure is a telling determinant of social vulnerability to disasters. Renters bear the brunt of the existing affordable housing shortage, and their adaptive capacity to cope and recover from the impacts of environmental hazards may be reduced due to systemic inequities and limited resources. As discussed in the Constraints section under Environmental Constraints, environmental hazards affecting residential development in the City include geologic and seismic hazards, flooding and inundation hazards, and hazardous materials release. Fire hazard severity zones are located within the hillsides along the City’s western border. Residents living within these fire hazard areas are at risk of displacement due to wildfire. In order to reduce the risk, new development must comply with applicable requirements for fuel modification, fire-resistant structural design, and other fire prevention activities. Flood zones within residential areas are located generally along Alhambra Avenue. Flooding is addressed by FEMA floodplain development requirements. Seismic-related issues are addressed by the CBC. Areas of the City that are most susceptible to hazardous materials release include the Downtown area (due to its proximity to the railroad) and areas adjacent to petroleum industries (including residences along Pacheco Boulevard). Various State and federal regulations control the use, storage, and transportation of hazardous materials.

Disaster-Driven Displacement

As identified in HCD’s AFFH Guidance (April 2021), research has shown that low-income renter populations are disproportionately exposed to environmental hazards and that housing tenure is a telling determinant of social vulnerability to disasters. Renters bear the brunt of the existing affordable housing shortage, and their adaptive capacity to cope and recover from the impacts of environmental hazards may be reduced due to systemic inequities and limited resources. Furthermore, renters also face the added physical challenges because they do not control the housing units they live in, and are more likely to be displaced post-disaster because of the following forces:

- Lack of control of when or if their housing unit will be rebuilt,
- Lack of control of the maintenance or possible addition of resilience investments to the property,
- Fewer financial resources to rebuild rental housing than for homeowners,
- Rental price increases as rental housing supply decreases,
- Evictions, and
- More likely to live in housing typologies such as apartments or duplexes, which can take longer to rebuild post-disaster.

Figure 4 identifies environmental hazards in the Martinez area.

Findings

“Disproportionate housing needs” generally refers to a condition in which there are significant disparities in the proportion of members of a protected class experiencing a category of housing need when compared to the proportion of members of any other relevant groups, or the total population experiencing that category of housing need in the applicable geographic area. Based on input from the community and the County AI, Hispanic and Black residents face particularly severe housing problems. These housing burdens are greatest in portions of Richmond, North Richmond, San Pablo, Hercules, Concord, Martinez, Pittsburg, Antioch, and Oakley. Groups with disproportionate housing needs generally occur in census tracts with higher concentrations of these racial/ethnic groups, including 3160.00, 3211.01, 3190.01, and 3200.01 (located in the northern and central-eastern areas of the City). The City can focus on rehabilitation of the existing housing stock and increased variety of housing types at affordable prices, including housing for lower income households, to help remedy these needs. Martinez also has a areas (census tracts 3160 and 3170) that are more vulnerable to displacement, with relatively high proportions of female-headed households with children, persons with a disability, and lower-income households, which are all groups that are disproportionately vulnerable to displacement. The Housing Plan contains programs aimed at protections for underrepresented and disadvantaged communities, including lower-income populations, renters, and special needs groups,

which may be disproportionately affected by displacement. Many of these programs are aimed at increasing housing supply and affordability, and are likely to reduce or mitigate the effects of economic displacement. More targeted protections include Program 9 to ensure well-maintained, safe, and decent housing, reducing disproportionate housing needs associated with substandard housing; Program 15 to incentivize and encourage affordable and special needs housing, including housing that improves access to opportunities; Program 18 to increase access to housing by special needs groups; Programs 19 and 26 to provide fair housing services and tenants' rights outreach and education to affected renters; and Program 25 to ensure access to shelter and support services for the unhoused at at-risk persons. Refer to Table 74 for a list of programs identified in the Housing Plan specifically targeted towards groups with disproportionate housing needs.

C. SITES INVENTORY

AB 686 requires that jurisdictions identify sites throughout the community in a manner that is consistent with its duty to affirmatively further fair housing. The site identification includes not only an analysis of site capacity to accommodate the RHNA (provided in this section), but also considers whether the identified sites serve the purpose of replacing segregated living patterns with truly integrated and balanced living patterns, transforming racially and ethnically concentrated areas of poverty into areas of opportunity. This section analyzes the role of all sites, regardless of income level, in assisting to affirmatively further fair housing. However, special attention is paid to those sites identified to accommodate a portion of the City's very low- and low-income RHNA to ensure that the City is thinking carefully about how the development of new affordable housing options can promote patterns of equality and inclusiveness.

Table 73 presents the geographic distribution of RHNA sites by income category and socio-economic characteristics to relate the selected sites to indicators of fair housing issues. It should be noted that Table 73 only shows sites identified in the Sites Inventory to accommodate the RHNA, and does not take into account ADUs, which are permitted throughout the City and would not have a concentrated impact on any one census tract. It is also important to note that three census tracts were not identified to accommodate any RHNA units and are not included in Table 73. These include tracts 3122.00 and 3470.00 (located at the southern and eastern edge of the city), which contain only a small portion of land (approximately three percent of the census tract land area) within City limits and is constrained due to existing housing and open space; and Tract 3211.02 (located within the southeastern portion of the City), of which approximately half of the census tract occurs within City limits and faces similar constraints due to existing housing and open space.

As shown in Table 73, sites at all income levels, including the lower income RHNA sites, are distributed across the City, increasing the potential for mixed income communities and a variety of housing types to meet Martinez's housing needs. The Downtown Core and immediately adjacent areas (i.e., Tract 3160.00) contains the greatest number of total sites when looked at as a percentage of RHNA income category, receiving 19.2 percent of lower-income, 34 percent of moderate-income, and 13.5 percent of above moderate-income sites. As previously discussed, this area has been designated a Priority Development Area through ABAG/MTC. According to Plan Bay Area 2050, Priority Development Areas are generally near existing job centers or frequent transit and have been identified for housing and job growth. The Downtown area is one of the most in-demand locations for new multifamily development in the City, and the high densities allow for the greatest number of realistically developable multifamily units at all income levels. Further, the Downtown area provides opportunities for new housing for all income categories, not just lower-income categories, in an area near goods, services, jobs, and transit, thereby providing new housing choices in an area of improving opportunity. Other areas identified to accommodate a relatively high number of sites include predominantly suburban neighborhoods in central Martinez (i.e., Tracts 3200.03 and 3190.02).

The City plans to focus on new development and redevelopment along the City's major transportation corridors and near activity centers, which have good access to transportation facilities, amenities, and infrastructure. Since Martinez is nearly built-out, a large proportion of sites identified to accommodate the RHNA consist of underutilized (nonvacant) sites. The sites inventory works in tandem with programs in the Housing Plan to expand housing choice and access to opportunity by providing for a variety of housing types throughout Martinez, improving access to opportunity, and promoting agency and equity for those with disproportionate housing needs.

Table 73. Distribution of RHNA Capacity by Census Tract														
Census Tract	Existing Households	RHNA Capacity			AFFH Indicators									
					Segregation & Integration					Access To Opportunity	Displacement Risk			
		Lower	Moderate	Above Moderate	Median Household Income	Poverty Rate	Neighborhood Concentration	White Alone Population	Disability Rate	Resource Designation	Overcrowding Rate	Renter-Occupied Households	Renter Overpayment Rate	Homeowner Overpayment Rate
Northern Area of the City														
3160.00	548	194	84	68	\$35,729	32.8%	Black-Latinx-White	48.6%	29.8%	High Segregation & Poverty	0.0%	77.7%	44.1%	36.5%
3170.00	973	0	1	29	\$71,513	11.2%	Mostly White	70.7%	13.1%	Low Resource	1.6%	62.7%	44.8%	28.7%
3180.00	1,487	87	12	64	\$83,413	10.0%	Asian-Latinx-White	68.2%	19.3%	Moderate Resource	2.6%	47.1%	41.4%	45.5%
3200.01	1,027	121	7	31	\$99,375	5.1%	Latinx-White	55.5%	13.4%	Low Resource	11.0%	18.1%	38.2%	35.1%
Central Area of the City														
3190.01	1,669	0	0	15	\$125,268	8.9%	Latinx-White	53.5%	9.9%	Moderate Resource	7.1%	46.1%	58.6%	20.1%
3190.02	1,501	159	21	65	\$91,139	7.1%	Latinx-White	71.1%	22.2%	Moderate Resource	0.0%	33.3%	23.8%	33.2%
3200.03	1,080	242	29	42	\$144,830	2.4%	Asian-White	68.2%	9.8%	Moderate Resource	2.0%	13.1%	47.5%	19.9%
3200.04	2,525	30	74	122	\$110,497	5.1%	Asian-Latinx-White	55.2%	9.1%	Moderate Resource	4.6%	32.4%	46.4%	40.7%
3211.01	2,437	150	12	37	\$136,377	4.5%	Latinx-White	50.0%	5.4%	Moderate Resource	0.0%	20.2%	40.0%	26.0%
Southern Area of the City														
3211.03	1,767	25	7	27	\$135,282	4.6%	Mostly White	71.8%	10.2%	High Resource	2.6%	19.7%	41.7%	29.9%
3560.02	2,100	0	0	2	\$133,500	7.5%	Asian-Latinx-Other-White	33.5%	5.7%	Moderate Resource	0.3%	11.3%	34.0%	40.4%

Source: US Census, 2017-2021 ACS; California Department of Housing and Community Development, AFFH Data and Mapping Resources, <https://affh-data-resources-cahcd.hub.arcgis.com>, accessed September 28, 2023.

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1. SEGREGATION/INTEGRATION

The City finds that for certain protected characteristics, there are patterns of moderate segregation in Martinez that must be recognized and considered. With regards to race/ethnicity, areas in the northern part of the City have some of the highest diversity index scores and proportion of non-Whites (particularly the Downtown and waterfront area), which tend to correlate with areas that have lower median household incomes. However, this pattern is not consistent. For instance, census tract 3170, located in the northern portion of the City, has the second lowest median income and is identified as “Low Resource,” but is over 70 percent White. In general, areas of the City with higher density, more affordable multifamily housing choices, and older housing stock, including the Downtown area (particularly census tract 3160) and central neighborhoods, appear to be moderately correlated with populations that may have disproportionate housing needs, such as persons with disabilities, low-income seniors, households with familial status, and households with lower median incomes. Conversely, the southern and central-eastern portions of the City with newer suburban development and rural development patterns are generally less diverse, have higher median incomes, and have a higher proportion of seniors. As described throughout this Housing Element, the City is committed to supporting the development of housing to promote a balanced and integrated community.

Figure 8 shows the sites identified to meet Martinez’s RHNA allocation in relation to racial/ethnic concentration and Figure 9 shows the sites identified to meet Martinez’s RHNA allocation in relation to racial/ethnic diversity. All the City’s census tracts are comprised of a variety of races/ethnic groups, including Asian-White, Latinx-White, Mostly White, and 3 and 4 Group Mixed. The City has identified proposed sites to accommodate its RHNA at locations throughout the City. As shown in Table 73 and Figure 8, proposed sites, including very low- and low-income RHNA sites (i.e., sites allowing for densities of at least 30 du/ac that are City-owned for from 0.5-10 acres in size), are located throughout the community and are not concentrated in areas of any specific races/ethnic groups or areas of low diversity. The sites would provide opportunities for new housing for all income categories, not just lower-income categories, and would encourage further racial/ethnic integration throughout the City. For example, areas identified to accommodate the highest number of lower-income sites (tracts 3200.03, 3160.00, and 3190.02, located in the central, northern, and north-central portions of the City respectively) have also been identified to accommodate a high proportion of moderate and above moderate income sites, as shown in Table 73. Focusing on the demographics of these three census tracts, Tract 3200.03, which has been identified to accommodate 24.0 percent of the lower-income RHNA sites, has the highest median household income in Martinez (\$144,830) and is 68.2 percent White, with an Asian-White neighborhood typology. Tract 3160.00, which has been identified to accommodate 19.2 percent of the lower income RHNA sites, has the lowest median household income in Martinez (\$35,729) and has the highest proportion of non-White residents (it is 48.6 percent White), with a Black-Latinx-White neighborhood typology. It should be noted that this tract has been identified by HCD’s AFFH Viewer as an area of High Segregation & Poverty. While this tract has been identified to accommodate the second highest number of lower income RHNA units, it is not the City’s intent to concentrate lower income units into this area; rather, this area has been identified to accommodate the highest number of RHNA units in total (not just lower income units), including the highest number of moderate income (84 units or 34 percent of moderate income RHNA sites) and second highest number of above moderate income units (68 units or 13.5 percent of above moderate income RHNA sites), as it is located in the Downtown area and has been identified as a Priority Development Area due to its walkable and transit-oriented setting. Tract 3190.02, which has been identified to accommodate 15.8 percent of the lower income RHNA sites, has a median household income of \$91,139, is 71.1 percent White, with a Latinx-White neighborhood typology, and contains a census tract block group (block group 1) that is the only area identified as lower diversity in the City. As shown, the RHNA is well-distributed throughout the City’s various neighborhoods, and neighborhoods have been identified to accommodate a mix of lower, moderate, and higher income sites; therefore, the locations of sites designated to meet the City’s very low- and low-income RHNA allocation are not expected to contribute to patterns of isolation or segregation for neighborhoods concentrated by any specific racial/ethnic groups or with a higher/lower diversity index.

Figure 11 shows the sites designated to meet Martinez’s RHNA allocation in relation to the concentration of persons with disabilities. Persons with disabilities are distributed throughout the City, with a higher percentage of persons with disabilities concentrated in northern portions of the City. Census tract 3160 has the highest percentage (30 - 40 percent) of persons with

disabilities in the City. The three census tracts with the highest rate of persons with disabilities (Census Tracts 3160.00, 3190.02, and 3180.00), located in Downtown, central and northwestern Martinez, contain a combined 440 lower income (43.7% percent of lower income RHNA sites), 117 moderate income (47.4 percent of moderate income RHNA sites), and 197 above moderate-income units (39.2 percent of above moderate income RHNA sites). The sites inventory contains sites for all income levels in these areas and lower income sites are not concentrated in areas with already high levels of disability. As shown, proposed very low- and low-income sites are located throughout the community and are not concentrated in areas with high proportions of persons with disabilities, including Census Tract 3160. The locations of sites designated to meet the City's very low- and low-income RHNA allocation are not expected to contribute to patterns of isolation or segregation for persons with disabilities.

Figure 14 shows the sites designated to meet Martinez's RHNA allocation in relation to female-headed households. Female-headed households are unevenly distributed throughout the City, with a higher concentration of female-headed households located in the northwestern portion of the City, especially census tracts 3160.00, 3170.00 and 3180.00. These census tracts were identified to contain a combined 281 lower income-, 97 moderate income-, and 161 above moderate-income units. As shown, proposed very low- and low-income sites are located throughout the community and are not concentrated in areas with high levels of female-headed households. While some sites are identified in census tracts with the highest proportions of female-headed households in the City, the majority of sites are located outside of these three census tracts, in areas with lower proportions of female-headed households. The locations of sites designated to meet the City's very low- and low-income RHNA allocation are not expected to contribute to patterns of isolation or segregation for female-headed households.

Figure 15 shows the sites designated to meet Martinez's RHNA allocation in relation to concentration of senior residents. As shown, proposed very low- and low-income sites are located throughout the community and are not concentrated in areas with higher proportions of senior residents (generally the southeast portion of Martinez). While some sites are located in the southeast areas where seniors make up 20-30 percent of the population (i.e., Census Tracts 3211.03, 3211.02, and 3211.01, which contain a total of 175 lower income-, 19 moderate income-, and 64 above moderate-income sites) the majority of sites are located in areas with lower levels of senior residents (less than 20 percent). The locations of sites designated to meet the City's very low- and low-income RHNA allocation are not expected to contribute to patterns of isolation or segregation for senior households.

Figure 16 shows the sites designated to meet Martinez's RHNA allocation in relation to median household income. As shown, proposed very low- and low-income RHNA sites are located throughout the community and are not overly concentrated in areas with low median household income. Areas of the City with the highest median household incomes are generally located in the southern and central-eastern portion of the City, corresponding to more suburban and lower density housing development patterns. Areas of the City with the lowest median incomes are located in the northern and northeastern portion of the City. The three census tracts with the lowest median household incomes (Census Tracts 3160.00, 3170.00, and 3180.00), located in Downtown, southwest of Downtown, and northwestern Martinez, contain a combined 281 lower income- (27.9 percent of lower income-RHNA sites), 97 moderate income- (39.3 percent of moderate income-RHNA sites), and 161 above moderate income-units (32.1 percent of above moderate income RHNA sites). Similarly, the three census tracts with the highest income levels (census tracts 3200.03, 3211.01, and 3211.03) also have housing sites that include opportunities at all income levels, containing a combined 417 lower income- (41.4 percent of lower income RHNA sites), 48 moderate income- (19.4 percent of moderate income RHNA sites), and 106 above moderate income-units (21.1 percent of above moderate income RHNA sites). The locations of sites designated to meet the City's very low- and low-income RHNA allocation are not expected to contribute to patterns of isolation or segregation and do not concentrate very low- and low-income sites in areas with the lowest median income nor concentrate above moderate-income sites in block groups with the highest income levels. The location of site to meet the City's very low- and low-income RHNA are not expected to contribute to patterns of isolation or segregation for very low- and low-income households.

2. R/ECAPs AND RCAAs

The City does not have any racially or ethnically concentrated areas of poverty (“R/ECAPs”) according to HUD’s R/ECAP methodology and the identification of sites to accommodate the City’s RHNA is not expected to alter this finding. According to HCD’s methodology, census tract 3160.00 (the Downtown/waterfront area) is identified as an area of High Segregation and Poverty. In addition, as previously discussed, Census Tracts 3190.01, 3200.03, and 3211.03 (located in central and southern Martinez) have a median household income of \$125,000 and a population that is predominantly (near 80 percent or more) White and should therefore be considered RCAAs. According to HCD’s RCAA metric, nearly the entire southern and eastern (south of Howe Road) portion of the City meets the criteria for an RCAA, including Census Tracts 3211.01, 3200.04, 3200.03, 3211.02, 3211.03, and 3470.00. As shown, proposed very low- and low-income RHNA sites are located throughout the community, including tracts considered RCAAs, and are not concentrated in any one area. Further, there are many opportunities for above moderate-income units outside of these census tracts, and opportunities for above moderate income-households are not concentrated in the RCAAs. Census Tract 3160.00 (identified as an area of High Segregation and Poverty) has been identified as a Priority Development Area and contains a mix of proposed RHNA sites, including 194 lower income units (19.2 percent of lower income-RHNA sites), 84 moderate income units (34.0 percent of moderate income-RHNA sites), and 68 above moderate income units (13.5 percent of above moderate income-RHNA sites), in an effort to revitalize and further integrate an area of improving opportunity. RCAA-identified Census Tracts 3190.01, 3200.03, and 3211.03 are proposed to accommodate a total of 267 lower income units, (26.5 percent of lower income-RHNA sites), 36 moderate income units (14.6 percent of moderate income-RHNA sites), and 84 above moderate income units (16.7 percent of above moderate income-units); and Census Tracts 3211.01, 3200.04, 3200.03, 3211.02, 3211.03, and 3470.00 are proposed to accommodate a total of 447 lower income units, (44.3 percent of lower income-RHNA sites), 122 moderate income units (49.4 percent of moderate income-RHNA sites), and 228 above moderate income units (45.4 percent of above moderate income-units). The distribution of RHNA sites throughout the City, including a mix at all income levels, is therefore not expected to exacerbate racially/ethnically concentrated areas of poverty on one side of the spectrum nor racially concentrated areas of affluence on the other side.

3. ACCESS TO OPPORTUNITY

Martinez has one census tract designated as TCAC “highest” resource areas: census tract 3470.00, located at the southern edge of Martinez and containing only a small portion of land within the City (approximately ~~3%~~ percent of the census tract land area). As shown in Table 71 and reflected in Figure 20, census tracts in the City exhibit a wide variety of opportunity resource levels, with high/highest resource areas generally corresponding to suburban development patterns in the southeastern and central portion of the City, and low resource or high segregation and poverty areas located along the Downtown/waterfront and in areas containing heavy industrial uses. Candidate sites to accommodate the City’s very low- and low-income RHNA are distributed throughout the City, with sites identified to accommodate all income levels spread equally across all levels of opportunity to the extent feasible, including High Resource, Moderate Resource, Low Resource, and High Segregation and Poverty areas. Areas of High Resource (Census Tracts 3200.03 and 3211.03) are proposed to accommodate 267 lower income units (26.5 percent of lower income RHNA sites), 36 moderate income units (14.6 percent of moderate income-RHNA sites), and 69 above moderate income units (13.7 percent of above moderate income RHNA sites); areas of Moderate Resource (Census Tracts 3180.00, 3190.01, 3190.02, 3200.04, 3211.01, and 3560.02) are proposed to accommodate 426 lower income units (42.3 percent of lower income-RHNA sites), 119 moderate income units (48.2 percent of moderate income RHNA sites), and 305 above moderate income units (60.8 percent of above moderate income RHNA sites); and areas of Low Resource and High Segregation and Poverty (Census Tracts 3160.00, 3170.00, and 3200.01) are proposed to accommodate 315 lower income units (~~31.3%~~ percent of lower-income RHNA sites), 92 moderate income units (37.2 percent of moderate income RHNA sites), and 128 above moderate income units (25.5 percent of above moderate income RHNA sites). As shown in Table 71 and reflected in Figure 17, Martinez’s census tracts range from less positive (<0.25) to moderately positive (0.5 to 0.75 score) economic outcomes. The RHNA sites include a full range of income levels distributed throughout all economic score ranges represented in Martinez, with the highest number of sites at all income levels occurring in Moderate Resource areas. There is no concentration of very low- and low-income sites in the less positive economic outcome census tracts and the highest economic outcome tracts in the City have a range of very low-, low-, moderate-, and

above moderate-income sites. Similarly, as shown in Figure 18, Martinez's census tracts are predominantly in the moderately positive education outcome category (0.5 to 0.75) and the sites inventory proposes RHNA sites at all income levels within these areas. There are two above moderate-income sites and no very low-, low-, or moderate-income sites proposed within the census tract with the lowest education score (census tract 3560.02). Martinez's census tracts reflect the full range of environmental scores (0.4 to 0.96), from less positive to more positive environmental outcomes. Proposed RHNA sites, including very low- and low-income sites, are distributed throughout the City, with the majority of sites at all income levels proposed in tracts with higher (more positive) environmental scores. While there are very low- and low-income sites in census tracts with less positive outcomes, these areas also a high proportion of moderate and above moderate-income sites; for instance, tracts with environmental scores less than 0.5 (Census Tracts 3160.00, 3170.00, 3200.01, and 3200.04) are proposed to accommodate 345 lower income units (34.2 percent of lower income RHNA sites), 166 moderate income units (67.2 percent of moderate income RHNA sites), and 250 above moderate income units (49.8 percent of above moderate income RHNA sites). There is no concentration of very low- and low-income sites in the lower environmental scoring areas.

New residential and mixed-use development in the identified areas will help to create more housing affordable to households at all income levels, introduce new residents to the areas which can contribute to greater neighborhood stability, and expand opportunities for people to both live and work in Martinez. Taken together, new residential and mixed-use development as envisioned by the sites inventory will help to continue to diversify the City's land use pattern and improve the conditions of these census tracts by providing greater housing choice and a broader range of goods and services, bringing new residential development closer to transit and jobs, and otherwise supporting community revitalization.

4. DISPLACEMENT RISK

Figures 23 and 24 show the sites designated to meet the RHNA allocation in relation to percent of renter and owner households burdened by housing costs, by census tract. The RHNA sites are split between sites located in census tracts with moderate and high levels of cost-burdened renter households. Likewise, sites are split between census tracts with low and moderate levels of cost-burdened homeowner households. Areas identified as vulnerable to displacement risk on Figure 22 (particularly Census Tracts 3160 and 3170) have been identified to accommodate a range of income levels, with the inventory and opportunity sites accommodating very low-, low-, moderate-, and above moderate-income households. The intent of introducing new residential development in these areas is to add new housing to desirable areas and provide a range of housing choices at different prices for current and future residents. With a broader range of housing options, housing would become more affordable across the community, which should lessen the housing cost burden, particularly for renters, and will provide more housing opportunities and options throughout Martinez, including opportunities for those living in a vulnerable area.

5. SITE ANALYSIS FINDINGS

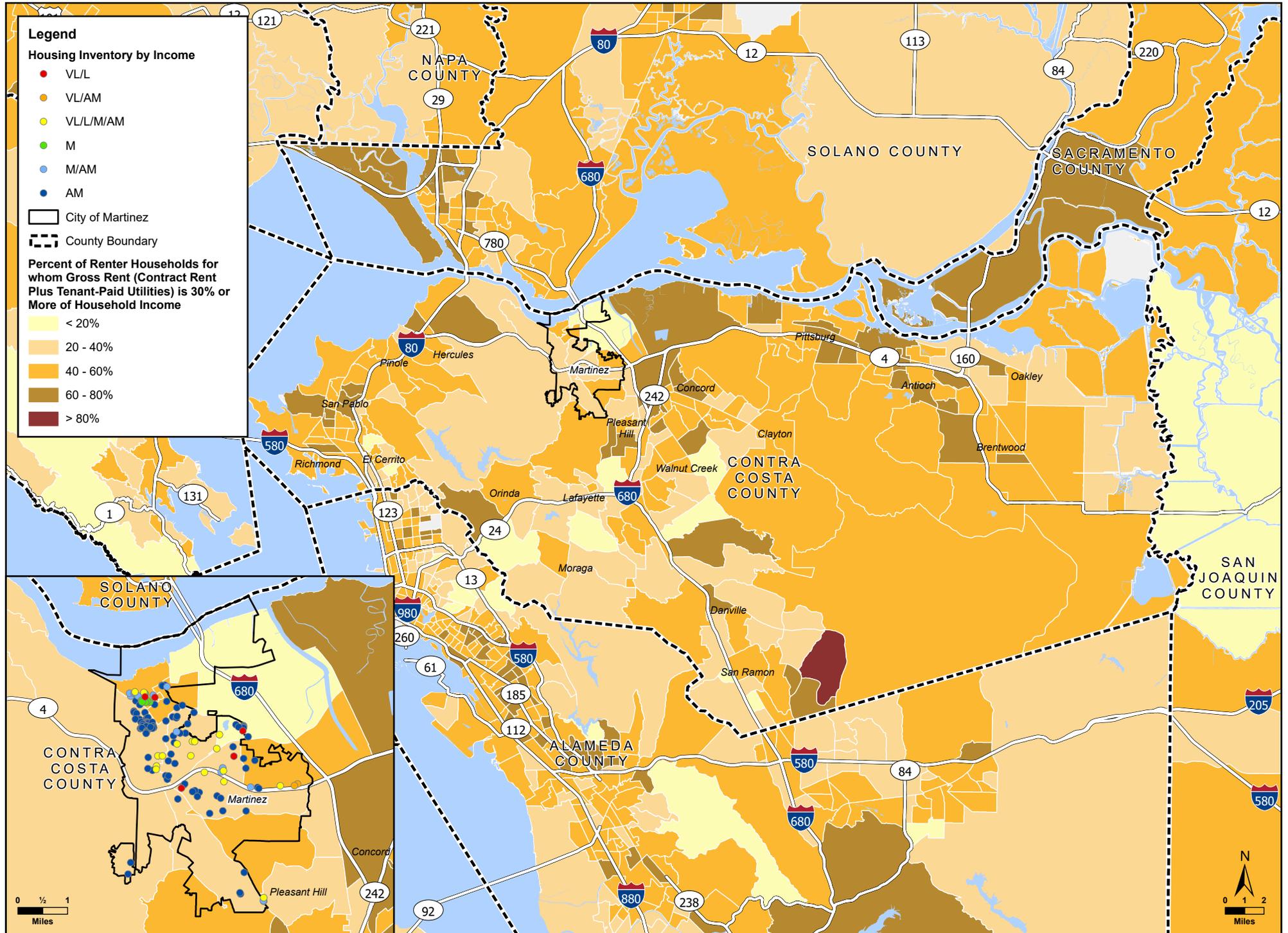
The existing conditions in Martinez across all fair housing factors are generally mixed, with more positive outcomes for some factors and less positive outcomes for others. Nonetheless, the distribution of RHNA sites across the community without concentration in any particular census tract or block group will help to improve the opportunities and outcomes throughout the City. Furthermore, the RHNA sites will allow for development at densities needed to encourage affordable housing development. To accommodate the City's RHNA allocation, several focus areas of economic investment/opportunity have been identified: underutilized sites along the Alhambra Avenue corridor to create higher density housing opportunities proximate to good and services, community facilities, transit, and Highway 4, sites in the Downtown which are proximate to goods, services, and transit opportunities, and sites operated by religious organizations and community service providers. These sites are designated for higher density and mixed-income uses, with the intent of allowing and incentivizing housing at densities needed to stimulate affordable housing development and investment. The sites identified to meet the City's RHNA at all income levels are generally accommodated throughout Martinez and are not concentrated in areas with high racial or ethnic populations, persons with disabilities, female-headed households, senior households, or LMI households. Lower income-RHNA sites are not concentrated in areas of the City that would be associated with significantly worse socio-economic outcomes, based on indicators of fair housing issues such as census tracts with the highest poverty rates, highest rates of renter-occupied housing,

or highest rates of overcrowding. Sites identified as suitable for lower-income households generally also identify a significant portion of moderate- and/or above-moderate income sites, providing an opportunity to facilitate mixed-income neighborhoods and integration in these areas. Identified RHNA sites are well-distributed throughout the community in areas that are appropriate for housing (i.e., not constrained), and provide realistic opportunities for development at all income levels. The sites inventory works in tandem with programs in the Housing Plan to expand housing choice and access to opportunity by providing for a variety of housing types throughout Martinez, improving access to opportunity, and promoting agency and equity for those with disproportionate housing needs; for instance, the City has included Program 4 in the housing Plan to encourage additional development of very low- and low-income units throughout the community, including areas with primarily single-family housing, through promoting ADUs and JADUs.

In addition to the distribution of sites, the City has included programs in the Housing Plan to address potential fair housing issues. These include programs aimed at protections for underrepresented and disadvantaged communities, including those with disproportionate housing needs, that may be disproportionately vulnerable to displacement, including: Program 9 to ensure well-maintained, safe, and decent housing, reducing disproportionate housing needs associated with substandard housing; Program 15 to incentivize and encourage affordable and special needs housing, including housing that improves access to opportunities; Program 18 to increase access to housing by special needs groups; Programs 19 and 26 to provide fair housing services and tenants' rights outreach and education to affected renters; and Program 25 to ensure access to shelter and support services for the unhoused at at-risk persons. Refer to Table 74 for a list of programs identified in the Housing Plan specifically related to fair housing issues. Further, implementation of State building codes and the Local Hazard Mitigation Plan and Safety Element would reduce displacement risk due to environmental hazards and other disasters.

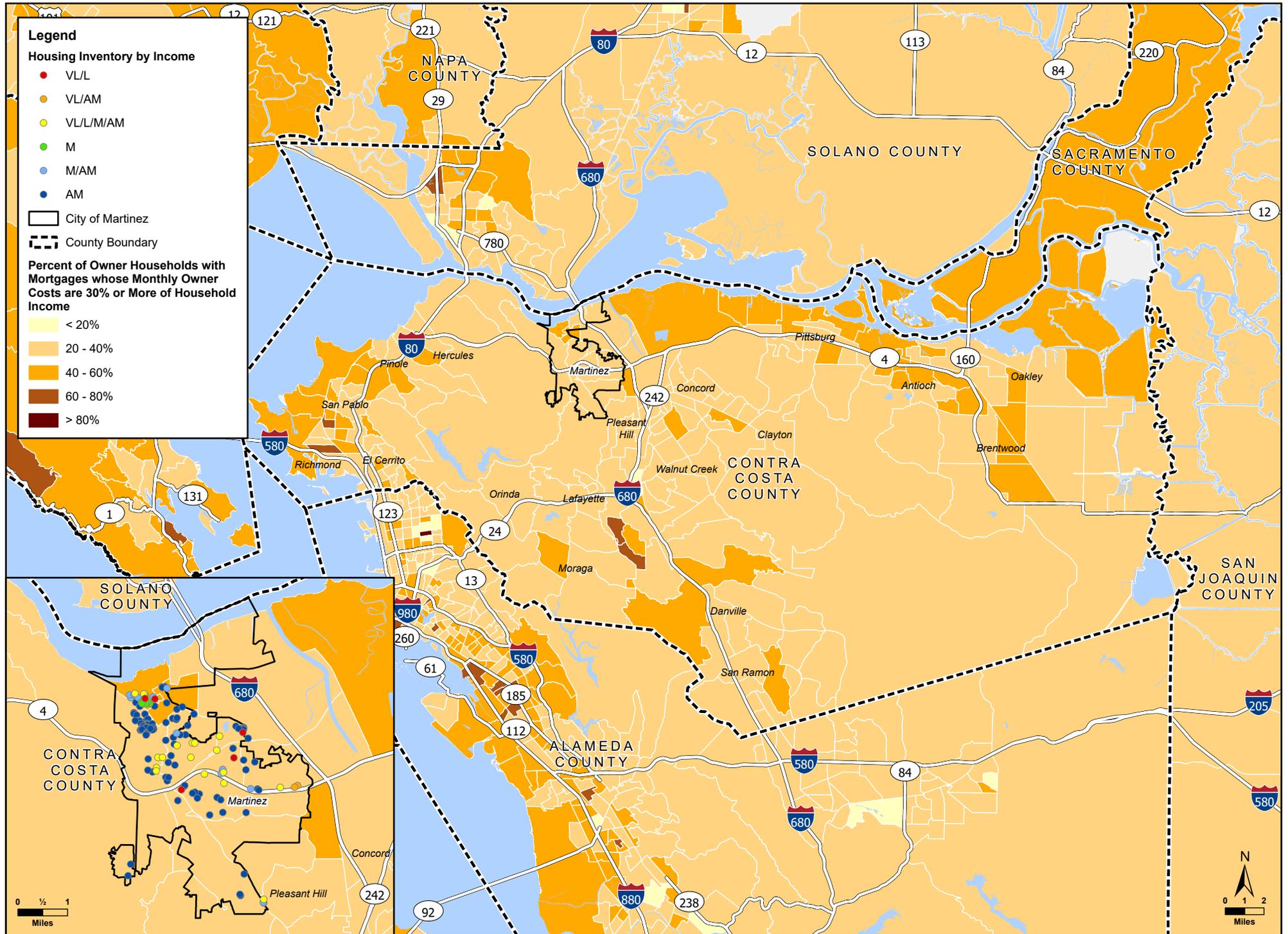
For these reasons, the City finds that the sites proposed to accommodate its RHNA allocation do not unduly burden existing areas of concentrated racial or ethnic homogeneity, poverty, or other characteristics. Moreover, the sites affirmatively further fair housing by helping to stimulate investment in areas where additional opportunities are desired, and where new residential and/or mixed-use development can help to improve some of the opportunity level characteristics discussed earlier in this chapter.

FIGURE 23: COST-BURDENED RENTER HOUSEHOLDS BY CENSUS TRACT



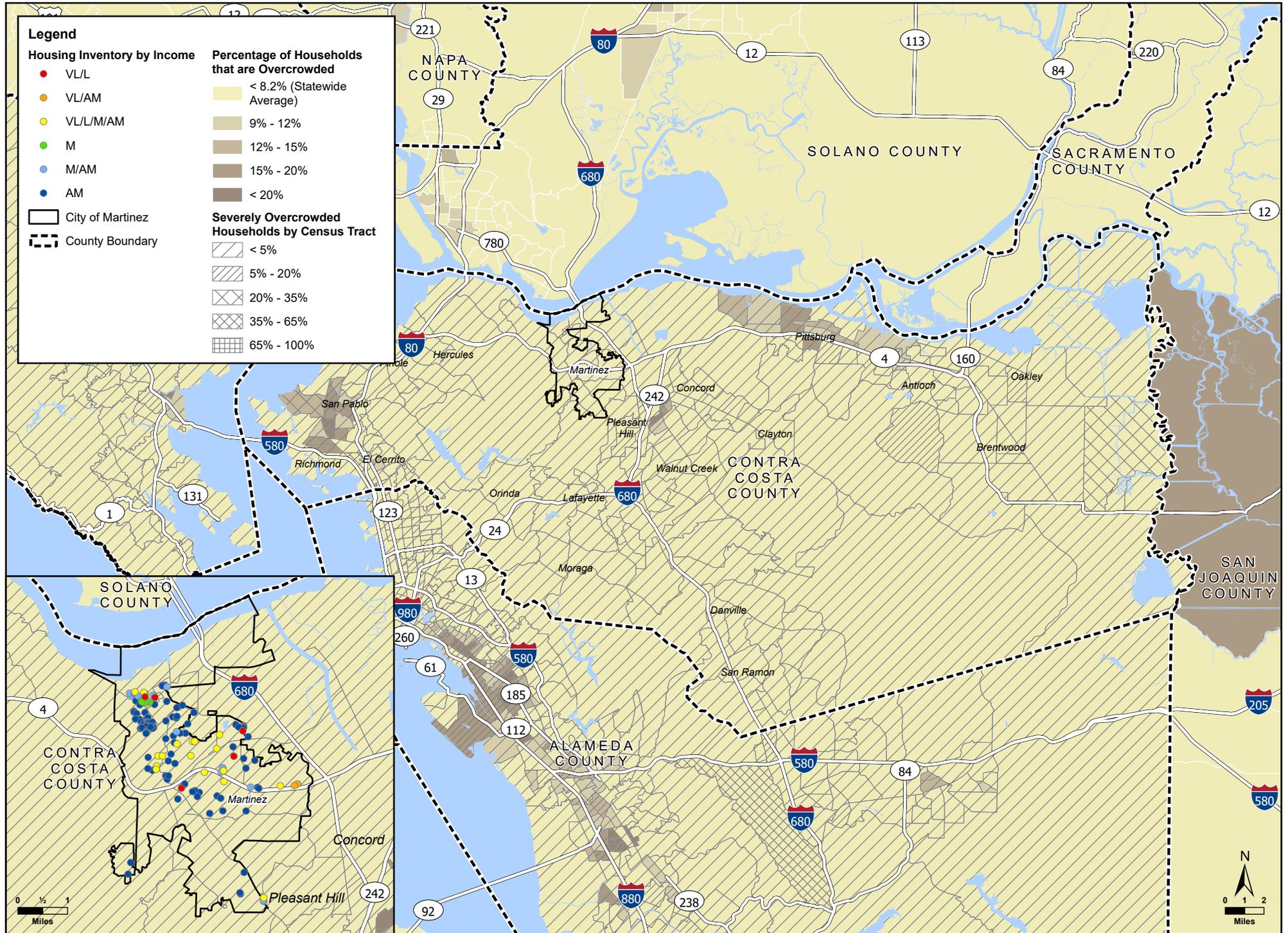
Sources: AFFH Data and Mapping Resources, California Department of Housing and Community Development, "Overpayment_Tract_2015-19." Map date: November 5, 2023.

FIGURE 24: COST-BURDENED OWNER HOUSEHOLDS BY CENSUS TRACT



Sources: AFFH Data and Mapping Resources, California Department of Housing and Community Development, "Overpayment_Tract_2015-19." Map date: November 5, 2023.

FIGURE 25: OVERCROWDED HOUSEHOLDS



Sources: AFFH Data and Mapping Resources, California Department of Housing and Community Development, "OvercrowdedHouseholds_Tract," and "OvercrowdedHouseholds_Severe_Tract." Map date: November 5, 2023.

D. ANALYSIS OF CONTRIBUTING FACTORS AND FAIR HOUSING PRIORITIES AND GOALS

Based on the analysis included in this Background Report, including the information discussed in Chapter 5 (Affirmatively Furthering Fair Housing), the City has identified in Table 74 potential contributing factors to fair housing issues in Martinez and outlines the meaningful actions to be taken. The meaningful actions listed in Table 74 relate to the actions identified in the Housing Plan.

Table 74. Fair Housing Issues and Contributing Factors			
Fair Housing Issue	Contributing Factors	Priority	Meaningful Action
Fair Housing Resources, including Enforcement and Outreach, and Reported Levels of Discrimination	<ul style="list-style-type: none"> • Lack of understanding of fair housing rights, including understanding where to access readily available information regarding fair housing resources and how to receive assistance in filing a complaint • Lack of education of housing providers and the general public regarding rights and responsibilities under the FHA and FEHA 	High	<ul style="list-style-type: none"> • Program 5 • Program 16 • Program 18 • Program 19 • Program 26
Integration/Segregation	<ul style="list-style-type: none"> • Lack of a variety of housing types targeted to a full range of income levels in areas with identified patterns of isolation or segregation of female-headed households, seniors, and households with lower median incomes 	Medium/High	<ul style="list-style-type: none"> • Program 1 • Program 2 • Program 4 • Program 11 • Program 13 • Program 16 • Program 23 • Program 24 • Program 26
R/ECAPs and RCAAs	<ul style="list-style-type: none"> • Lack of a variety of housing types targeted to a full range of income levels where racially concentrated areas of affluence may exist • High proportion of subsidized units in census tract 3160.0, identified as an area of high segregation and poverty 	Medium/High	<ul style="list-style-type: none"> • Program 1 • Program 2 • Program 4 • Program 6 • Program 11 • Program 16 • Program 13 • Program 16 • Program 26 • Program 27
Access to Opportunity	<ul style="list-style-type: none"> • Not identified as a significant issue increasing access to opportunities, with an emphasis on improving place-based and environmental conditions, in northern area of City where lower opportunities and lower income concentrations are present, 	Low	<ul style="list-style-type: none"> • Program 5 • Program 11 • Program 15 • Program 16 • Program 27

Table 74. Fair Housing Issues and Contributing Factors			
Fair Housing Issue	Contributing Factors	Priority	Meaningful Action
	particularly the identified area of high segregation and poverty		
Disproportionate Housing Needs, including Overpayment and Substandard Housing	<ul style="list-style-type: none"> On-going need for affordable housing options and housing mobility Severe cost burden experienced by high percentage of Hispanic, Black Native American, and non-Hispanic White households Need for assistance with monthly housing costs Aging housing stock indicates need for targeted housing revitalization strategies and improved access to local information regarding available housing rehabilitation, emergency repair, and weatherization programs 	High	<ul style="list-style-type: none"> Program 1 Program 2 Program 4 Program 5 Program 6 Program 9 Program 11 Program 13 Program 16 Program 18 Program 19 Program 20 Program 24 Program 25 Program 26
Displacement Risk	<ul style="list-style-type: none"> Northern portion of community is identified as vulnerable to displacement risk Female-headed households, persons with a disability, and very low- and low-income households disproportionately vulnerable to displacement Displacement of residents due to economic pressures, including housing costs and overpayment 	Medium/Low	<ul style="list-style-type: none"> Program 5 Program 6 Program 8 Program 9 Program 20 Program 22 Program 25 Program 26

Based on the issues identified in this Background Report, the following are the top three issues to be addressed through the programs in the Housing Plan:

- Improving **access to fair housing information, education, and enforcement assistance** for residents and persons interested in renting or purchasing housing in Martinez and education for property owners, managers, and other housing providers regarding fair housing laws and their responsibilities to ensure fair access to housing opportunities (High Priority)
- Addressing **disproportionate housing needs** including addressing severe cost burdens and aging housing stock (High Priority)
- Housing mobility enhancement** to improve access to affordable housing, opportunity areas, and housing resources throughout the community to improve **integration/segregation patterns**, to increase options and reduce **displacement risk** for residents at risk of displacement (Medium/High Priority)

Moving forward, the City remains committed to providing a diversity of housing options for all income levels, encouraging development throughout the community to help overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics. The vast majority of the City’s Housing Programs

designed to address fair housing are required to be implemented on an ongoing basis, with annual progress reports and program evaluations to ensure they are achieving the City's objectives. The following list summarizes those programs identified in this Housing Element which affirmatively further fair housing:

- Programs 1, Partnerships for Affordable Housing, and 2, Affordable Housing Funding Sources, to facilitate affordable housing and special needs housing construction;
- Program 4, to encourage the production of accessory dwelling units improving access to existing neighborhoods and newly developed areas, increasing the range of housing types and affordability levels;
- Program 5, Provide Information on Housing Programs to improve access to information regarding housing programs, including homeownership assistance, housing rehabilitation assistance, [utilities assistance](#), and rental assistance;
- Program 6, Housing Choice Voucher Rental Assistance, to improve housing mobility and provide stable housing costs that address disproportionate housing needs;
- Program 8, Preservation of Existing Affordable Housing, to ensure assisted housing remains affordable and to reduce displacement risk;
- Program 9, Housing Rehabilitation and Code Enforcement, to ensure well-maintained, safe, and decent housing, reducing disproportionate housing needs associated with substandard housing;
- Program 11, Zoning Code Amendments, to support a greater variety of housing types, including housing options for the unhoused, persons with a disability, and farmworkers, to facilitate streamlined, ministerial review of eligible affordable housing projects, to increase opportunities for shared housing, and to remove constraints to multifamily and affordable housing;
- Program 13, Adequate Sites for Very Low- and Low-Income Households, to increase housing opportunities for very low- and low-income households throughout the City;
- Program 15, Access to Opportunities, Density Bonuses, and Incentives, to incentivize and encourage affordable and special needs housing, including housing that improves access to opportunities;
- Program 16, Affirmatively Furthering Fair Housing, to improve fair housing outreach and enforcement, to enhance housing mobility, to increase access to opportunities [through improving opportunities in lower income and lower resource areas and increasing opportunities through ADUs, SB 9 units, and missing middle housing in higher opportunity areas and RCAs](#), ~~and~~ to promote community preservation and revitalization, [to improve environmental conditions in disadvantaged areas, and to reduce the potential for displacement](#);
- Program 18, Coordinate with Housing Support Service Agencies, to increase access to housing by special needs groups;
- Program 19, Fair Housing Services, to improve fair housing support through education and outreach, support with filing a complaint, and assistance with enforcing fair housing laws;
- Program 20, Affordable Housing Resources for Renters and Owners, to connect very low- and low-income residents and employees with access to new housing opportunities;
- Program 22, Replacement Housing, to ensure very low- and low-income units are replaced on nonvacant sites;
- Program 23, Universal Design and Accessibility, to ensure new housing opportunities include accessible units;
- Program 24, Reasonable Accommodation Procedures, to ensure existing and new housing can be modified to meet the unique needs of persons with a disability;
- Program 25, Homeless Continuum of Care, to ensure access to shelter and support services for the unhoused; ~~and~~
- [Program 26, Ongoing Community Education and Outreach](#), to improve access to programs operated by Contra Costa County that are available to City residents; [and](#)

- [Program 27, Place-Based Strategies for Community Revitalization, to prioritize capital improvement projects and public investment in lower and moderate resource areas.](#)

To the extent that these programs represent ongoing work efforts, these programs are evaluated for effectiveness in Chapter 6 of this Background Report. The City will continue to partner with local and regional stakeholders to affirmatively further fair housing, provide services to the lower income and special needs groups, and address homelessness.

6. EVALUATION OF 2015-2023 ELEMENT

A. INTRODUCTION

California Government Code 65588(a) requires each jurisdiction to evaluate the effectiveness of the existing Housing Element, the appropriateness of the goals, objectives, and policies, and the progress in implementing the programs over the planning period of the Housing Element. This chapter contains a review of the programs of the previous Housing Element and evaluates the degree to which these programs have been implemented during the previous planning period. This Chapter also includes a detailed review of the City’s progress toward facilitating the production of its share of the regional housing need. The findings from this evaluation have been instrumental in determining the 2023–2031 Housing Plan.

B. SUMMARY OF ACHIEVEMENTS

The 2015-2023 Housing Element program strategy focused on coordination with housing support service agencies, addressing fair housing laws, promoting the availability of housing and rental assistance programs, implementing code enforcement, maintaining land inventory, providing outreach on homeless issues, and providing reasonable accommodations. The 2015-2023 Housing Element identified the following statements, which are listed as goals:

- Goal 1 Housing Strengthens Our Thriving, Balanced, and Diverse Community**
- Goal 2 Our Housing and Neighborhoods Have a High Standard of Quality**
- Goal 3 We Have a Mix of Housing Types and Choices**

Since the adoption of the last Housing Element update, and at the outset of the 2015-2023 Housing Element Planning Period, the City has implemented a number of actions to plan for, accommodate, and facilitate the construction and rehabilitation of housing, including affordable housing and housing for populations with special needs. This Chapter reviews the effectiveness of the 2015-2023 Housing Element.

Table 1 identifies the City’s 2015-2023 RHNA, all residential units that were constructed or permitted during this period, and the remaining RHNA that was not permitted during the 2015-2023 Housing Element.

As shown in Table 75, 182 housing units were permitted during the planning period. Of these 182 units, 181 units were affordable to above moderate income and one unit was affordable to moderate-income households; none were affordable to very low- or low-income households.

Table 75. Regional Housing Needs Allocation (RHNA) 2015-2023 - Citywide					
Allocation	Very Low	Low	Moderate	Above Moderate	TOTAL
Martinez 2015-2023 RHNA	124	72	78	195	469
Total Permitted 2015	0	0	0	18	18
Total Permitted 2016	0	0	1	27	28
Total Permitted 2017	0	0	0	2	2
Total Permitted 2018	0	0	0	6	6
Total Permitted 2019	0	0	0	5	5
Total Permitted 2020	0	0	0	18	18
Total Permitted 2021	0	0	0	63	63
Total Permitted in 2022	0	0	0	42	42

Table 75. Regional Housing Needs Allocation (RHNA) 2015-2023 - Citywide					
Allocation	Very Low	Low	Moderate	Above Moderate	TOTAL
<i>Total Permitted 2015-2022</i>	0	0	1	181	182
Remaining Need	124	72	77	14	287
<i>Source: City of Martinez, 2016, 2017, 2018, 2019, 2020, 2021, and 2022 General Plan and Housing Element Annual Progress Reports ("APRs")</i>					

During the planning period, Martinez worked to further housing opportunities and implement the 2015-2023 Housing Element. The City’s housing related accomplishments included:

- A comprehensive update to the General Plan, a 12-year effort that culminated with adoption in October 2022. The General Plan 2035 reflects substantial input from the community and provides a framework for growth and development, including increased residential densities and additional sites for multifamily and mixed-use development.
- In 2022, the City approved the Amare Apartments project, a 183-unit multifamily project that includes nine deed-restricted very low-income units.
- The City adopted an ordinance to implement SB 9 in 2021, ensuring that up to four units are accommodated on eligible lots in the City’s single-family zones.
- In 2021, the Portside Lofts mixed-use project was entitled in an existing historic downtown building using the density-bonus program to provide a total of thirteen apartment units, one of which is affordable to very low income persons.
- In 2022, the Brookside Assisted Living Expansion project was entitled to allow a 43-bed facility expansion to an existing 40-bed assisted living facility.
- Throughout the 2015-2023 Housing Element Planning Period, the City continued to participate in the Contra Costa County Urban County and HOME Consortium to provide services, including fair housing assistance, housing assistance to lower income and special needs populations, and supportive services for the homeless and lower income populations, and to increase access to funding for housing production and rehabilitation.

C. APPROPRIATENESS AND EFFECTIVENESS OF THE 2015-2023 HOUSING ELEMENT

Overall, the City’s housing programs have been moderately effective in removing potential constraints to affordable housing – where programs have not been effective is more of a function of lack of implementation than a shortfall of the program. Table 76 analyzes the implementation of each 2015-2023 Housing Element housing program and identifies whether the program will be kept, modified, or removed in the 2023-2031 Housing Plan.

Since the adoption of the last Housing Element update, the City has worked to implement its Housing Element, including encouraging affordable housing, as previously discussed.

However, two factors delayed Housing Element implementation:

- During 2015-2023, the City experienced extensive staff turnover in its Community and Economic Development Department, which resulted in a lack of leadership in Housing Element implementation and delayed in implementation of the Housing Element.
- The General Plan Update effort took more resources and time than was anticipated when the 2015-2023 Housing Element was prepared. This was partially due to adoption of Measure I, which occurred following publication of the Draft General Plan Update and Draft EIR in 2015. Measure I mandated the preservation of various open space lands in the City, requiring significant revisions to the Draft General Plan that resulted in publication of a revised Draft General Plan and Recirculated Draft EIR in 2022.

While the City is continuing to plan for a comprehensive Zoning Ordinance Update to implement the recently adopted General Plan, the City recognizes the need to more immediately remove constraints to housing, including housing for special needs groups, and to support a variety of housing types. Therefore, the City has begun preparing revisions to the Zoning Ordinance to be adopted concurrently with this Housing Element to address revisions to the Zoning Ordinance necessary to implement Program 11 to define “family” consistent with fair housing best practices and to accommodate employee housing and farmworker housing, emergency shelters, transitional housing, supportive housing.

While some goals, policies, and programs included in the 2015-2023 Housing Element continue to be appropriate to address the City’s housing needs, the Housing Plan will be updated to provide clearer guidance, to remove redundancies, to provide more specific direction to encourage affordable and special needs housing, and to address new requirements of State law. The intent of these programs will be kept in the Housing Plan, with revisions to address identified specific housing needs, constraints, or other concerns identified as part of this update. The 2023-2031 Housing Element Housing Plan includes the complete set of the new and/or revised programs for to address the City’s housing needs for the 2023–2031 period.

While the City took steps to promote housing, the experience of Martinez and other communities throughout the State demonstrates that it is very difficult for local governments to meet their fair share housing goals for lower and moderate-income housing working alone. All cities, including Martinez, have limited financial and staffing resources and require substantial state and/or federal assistance, which is not available at the levels necessary to support the City’s housing needs, as well as the technical assistance of area non-profit housing developers and agencies.

Special Needs Populations

The 2015-2023 Housing Element included programs aimed at supporting services and housing for special needs populations. The cumulative effect of the 2015-2023 Housing Element in addressing special needs is summarized below:

The City is in the process of updating its Zoning Ordinance to remove constraints to employee and farmworker housing, which will remove constraints to housing for farmworkers.

The City approved the Brookside Assisted Living expansion, which would provide assisted living/housing for 43 seniors and/or persons with a disability. The City is also in the process of amending the Zoning Ordinance to revise the definition of “family” and to allow group homes serving seven or more uses in a broader range of residential and mixed use districts, to remove constraints and expand housing opportunities for persons with a disability.

The City permitted 15 ADUs, which provide housing opportunities for a variety of household types, including special needs populations.

The City coordinated with the Contra Costa Continuum of Care, regional service providers, and non-profits to assist persons living at Camp Hope when the Homeless Action Coalition decided to discontinue services. The City worked to assess the needs of persons living at the encampment, connect the unhoused population with permanent housing and assisted housing/treatment opportunities, and to provide security and public health assistance to ensure safe and sanitary living conditions at Camp Hope.

While units were not made available specifically to large families or female-headed households, the majority of the new attached and detached single family dwellings in the City have three or more bedrooms and are suitable for large families and households with children present.

Table 76. Achievements and Implementation of 2015–2023 Housing Element	
Action	Accomplishments/Status
GOAL 1: Housing Strengthens Our Thriving, Balanced, and Diverse Community	
<p>Program 1: Review the Housing Element Annually. As required by State law, the City will review the status of Housing Element programs by April of each year. The review would cover the status of implementing actions, accomplishments, and a review of housing sites identified in the Housing Element. In particular, the annual review will cover development assumptions and actual development activity on sites by assessing projected development potential compared to actual development approval and construction. This will also include residential units anticipated on mixed use zoned sites. The intent of the annual review is to maintain adequate sites during the Housing Element planning period.</p> <p><i>Time Frame: Annually</i></p>	<p>Accomplishments: Implemented and ongoing.</p> <p>Status: <input type="checkbox"/> Keep <input checked="" type="checkbox"/> Modify <input type="checkbox"/> Remove</p> <p>The City has submitted Annual Progress Reports in the format required by HCD and will continue to do the same. This program will be separated into two programs: 1) address the Annual Progress Report and develop an implementation plan that identifies programs that are in progress each year and programs planned for implementation in the upcoming year, and 2) address monitoring of development activity and the adequacy of the City’s inventory of sites to accommodate the RHNA.</p>
<p>Program 2: Coordinate with Housing Support Service Agencies. Support efforts of Countywide social service agencies in their attempts to provide housing for special need groups. The City will provide information and referrals to County agencies for those seeking health and human service assistance. Information on County programs will be made available at the City’s public counter and links to County agencies will be provided on the City’s website. This program will be coordinated with Housing Element Program 5.</p> <p><i>Time Frame: Annually as part of the Housing Element review</i></p>	<p>Accomplishments: The City has implemented this program throughout 2015-2023 by participating in the Contra Costa Continuum of Care (ESG funds) and Urban County/HOME Consortium (CDBG and HOME funds), to ensure services are made available to Martinez. The City provides information on County programs at City Hall and includes information regarding programs, including health, human assistance, senior, and homeless programs, on the City’s website. However, the information available online is limited and difficult to find.</p> <p>Status: <input type="checkbox"/> Keep <input checked="" type="checkbox"/> Modify <input type="checkbox"/> Remove</p> <p>City staff will continue to support efforts of Countywide social service agencies in their efforts to provide housing for special needs groups. This program will be revised to identify specific actions, including regular coordination and contact with County agencies, and specific information to be provided at City Hall and on the website. The revisions will identify specific metrics and implementation timeframe to ensure success.</p>
<p>Program 3: Coordinate with State, Regional and Contra Costa County Agencies on Housing, Transportation and Climate Action Change. Continue to meet with other jurisdictions in Contra Costa County and support ABAG programs to develop a regional program for achieving a balance between housing and jobs. Update the Housing Element consistent with regional and State law requirements in a timely manner.</p> <p><i>Time Frame: Ongoing participation in regional planning activities and update the Housing Element by 2015</i></p>	<p>Accomplishments: The City has and will continue to meet with other jurisdictions in Contra Costa County, including participation in CCTA bi-annual reporting, and has supported ABAG/MTC programs, including Plan Bay Area and the Regional Housing Needs Allocation Plan, to promote both regional and local balances between housing, jobs, and sustainability.</p> <p>Status: <input checked="" type="checkbox"/> Keep <input type="checkbox"/> Modify <input type="checkbox"/> Remove</p> <p>The City will continue to meet with other jurisdictions in Contra Costa County, including participation in CCTA bi-annual reporting, and support ABAG/MTC programs to develop regional program for achieving a balance between housing and jobs.</p>

Table 76. Achievements and Implementation of 2015–2023 Housing Element	
Action	Accomplishments/Status
<p>Program 4: Publicize Fair Housing Laws and Respond to Discrimination Complaints. Promote fair housing opportunities for all people and support efforts of City, County, State and Federal agencies to eliminate discrimination in housing by continuing to publicize information on fair housing laws and State and Federal anti-discrimination laws. Discrimination complaints will be referred to the Contra Costa County Housing Division, the Contra Costa Housing Authority, or the California Department of Fair Employment and Housing, as appropriate. The City will educate selected staff in the Community and Economic Development, City Attorney, and City Manager departments on responding to complaints received regarding potential claims of housing discrimination. Information regarding the housing discrimination complaint referral process will be posted on the City’s website and available consistent with Program 5.</p> <p><i>Time Frame: As needed in response to complaints</i></p>	<p>Accomplishments: Implemented and ongoing. City staff is available to provide information and referrals upon request. However, no requests for fair housing assistance were received during the 2015-2023 Housing Element. While the City provides fair housing and employment brochures at the public counter, the City did not update its website to include information regarding fair housing rights, education, and resources.</p> <p>Status: <input type="checkbox"/> Keep <input checked="" type="checkbox"/> Modify <input type="checkbox"/> Remove</p> <p>This program will be modified to establish a specific process for addressing fair housing complaints that includes referrals to the City’s fair housing services provider, to identify specific community outreach actions that will occur, and to identify specific materials to be made available at the public counter and on the City’s website. The revisions will include specific objectives and a specific timeframe for implementation to ensure success.</p>
<p>Program 5: Provide Information on Housing Programs. The City will promote the availability of Contra Costa County programs for housing construction, homebuyer assistance, rental assistance, and housing rehabilitation through the following means: (a) Creating a link on the City’s website that describes programs available in the City Martinez, contains County application forms, and provides direct links to County agencies that administer these programs; (b) Including contact information on County programs in City newsletters and other general communications that are sent to City residents; (c) Maintaining information on County programs at the City’s public counter; (d) Training City staff to provide referrals to County agencies; and, (e) Distributing information on County programs at community centers.</p> <p><i>Time Frame: Ongoing</i></p>	<p>Accomplishments: The City has made information available from time to time, but has not updated the City’s website to provide information related to housing programs and assistance and has not consistently made information available. The City is in the process of consolidating and organizing information related to community assistance, including housing programs, community health, and various social services programs and anticipates having the information available via the City’s website and at physical locations throughout the City in 2023.</p> <p>Status: <input type="checkbox"/> Keep <input checked="" type="checkbox"/> Modify <input type="checkbox"/> Remove</p> <p>These programs have been partially implemented utilizing City and local resources. This program will be combined with Program 2, Ongoing Community Education and Outreach, and will address providing housing and community services resources and educational materials via the City’s website, newsletters, and at physical locations throughout the City and coordinating with regional service providers to ensure materials are up to date, including the correct contact information.</p>
<p>Program 6: Conduct Community Outreach When Implementing Housing Element Programs. Notify a broad representation of the community when housing strategy or implementing programs are discussed by the Planning Commission or City Council. Maintain the Housing Element mailing list and send public hearing notices to all interested public and non-profit agencies, affected property owners; post notices in public buildings such as City Hall, libraries, post offices and the senior</p>	<p>Accomplishments: The City continues to notify a broad representation of the community when housing strategy or implementing programs are discussed by the Planning Commission or City Council, and maintain the Housing Element mailing list and send public hearing notices to all interested public and non-profit agencies, affected property owners; notices will be posted in public buildings and on the City’s webpage. The City has conducted extensive community outreach related to its housing efforts, including outreach for the General Plan Update and for the 2023-2031 Housing Element update.</p>

Table 76. Achievements and Implementation of 2015–2023 Housing Element	
Action	Accomplishments/Status
<p>center; and publish a notice in the local newspaper. Information will be posted on the City's website and will be made available consistent with Program 5.</p> <p><i>Time Frame: Consistent with implementing programs</i></p>	<p>As part of the 2023-2031 Housing Element Update, the City reviewed and updated its stakeholders list. In addition to notifying stakeholders of meetings and engagement opportunities, the City noticed meetings at City Hall, public locations in the City, and in the newspaper to ensure opportunities for participation by all segments of the community. The City provided multiple venues for participation, including two community workshops, City Council and Planning Commission meetings, and two surveys.</p> <p>Status: <input type="checkbox"/> Keep <input checked="" type="checkbox"/> Modify <input type="checkbox"/> Remove</p> <p>This program will be combined with other programs regarding education and outreach to ensure regular reporting to the community regarding Housing Element implementation and to ensure outreach is conducted that encourages participation by all segments of the community when the City is implementing its Housing Element.</p>
<p>Program 7: Update the City's General Plan. Update the City's General Plan to assure ease of implementation of City policies and consistency with SB375 and other requirements.</p> <p><i>Time Frame: Mid 2016</i></p>	<p>Accomplishments: This program has been implemented and completed. The General Plan 2035 was adopted in 2022 and considered the transition from level of service to vehicle miles travelled when evaluation transportation impacts under CEQA.</p> <p>Status: <input type="checkbox"/> Keep <input type="checkbox"/> Modify <input checked="" type="checkbox"/> Remove</p> <p>The program has been completed and is no longer needed.</p>
<p>Program 8: Update the City's Zoning Ordinance. Update the City's Zoning Ordinance to assure ease of implementation and consistency with City policies. The update would include review of use categories, updates required pursuant to State law and the Housing Element, and consistency with the update of the General Plan.</p> <p><i>Time Frame: 2016–2017</i></p>	<p>Accomplishments: The City has begun the process of identifying the necessary revisions to the Zoning Ordinance following adoption of the General Plan 2035.</p> <p>Status: <input type="checkbox"/> Keep <input checked="" type="checkbox"/> Modify <input type="checkbox"/> Remove</p> <p>This program is underway and will be kept in the 2023-2031 Housing Element, including identifying specific revisions to the Zoning Ordinance that are necessary to remove constraints to encouraging development and provision of a variety of housing types.</p>
GOAL 2: Our Housing and Neighborhoods Have a High Standard of Quality	
<p>Program 9: Continue to Participate in the Contra Costa County Neighborhood Preservation Program and the County Rental Rehabilitation Program. The City will promote the availability of Contra Costa County programs for housing construction, homebuyer assistance, rental assistance, and housing rehabilitation through Program 5.</p> <p><i>Time Frame: Ongoing</i></p>	<p>Accomplishments: Implemented and ongoing.</p> <p>Status: <input type="checkbox"/> Keep <input checked="" type="checkbox"/> Modify <input type="checkbox"/> Remove</p> <p>The City has and will continue to promote the availability of Contra Costa County programs for housing construction, homebuyer assistance, rental assistance, and housing rehabilitation through Program 5. This effort will be combined with Program 5 and other programs related to providing the community with information regarding available housing assistance programs.</p>
<p>Program 10: Implement Code Enforcement. As budget and staffing permits, continue to vigorously pursue code enforcement efforts in residential areas</p>	<p>Accomplishments: The City continues to enforce its codes, when necessary to address complaints and any identified health and safety issues related to the City's housing stock.</p>

Table 76. Achievements and Implementation of 2015–2023 Housing Element	
Action	Accomplishments/Status
<p>through the City’s Public Works Department (Building Division).</p> <p><i>Time Frame: Ongoing</i></p>	<p>Status: <input type="checkbox"/> Keep <input checked="" type="checkbox"/> Modify <input type="checkbox"/> Remove</p> <p>This program will be revised to ensure that code enforcement is accompanied by information regarding resources available to homeowners and property owners regarding housing rehabilitation and emergency repair programs to promote a safe and healthy living environment for the City’s residents.</p>
<p>Program 11: Implement Neighborhood Improvements. Identify possible neighborhoods in need of upgrading and develop and implement a program to upgrade curb, gutter, and sidewalks pursuant to the newly adopted sidewalk repair ordinance (March 2015). The next focus area should be residential areas surrounding Downtown Specific Plan area and potential change areas.</p> <p><i>Time Frame: Identify potential streets/neighborhoods by 2011; implement improvements as funding and staffing are available</i></p>	<p>Accomplishments: The City implemented the Annual Sidewalk Repair Project and Sidewalk Gap Closure Project during the 2015–2023 Housing Element. The Annual Sidewalk Repair Project is funded through Gas Tax Funds each year to repair sidewalks that pose trip and fall hazards. The Sidewalk Gap Closure Project constructs new sidewalks in areas where there are gaps in current sidewalks. Assisted areas include Downtown (removal of tripping hazards), gap closures on Arnold Drive west of Milano Way and west of Fig Tree, Morello Hills Drive east of Morello Avenue and near the northeast corner of Morello Avenue and Arnold Drive, and Marina Vista. In 2016, Martinez voters adopted Measure D which funds pavement preservation. Through Measure D funding, the City has improved its streets, raising the street system pavement condition index from 58 to 66. The City completed the Downtown Arterial Pavement Project in June 2021.</p> <p>Status: <input type="checkbox"/> Keep <input checked="" type="checkbox"/> Modify <input type="checkbox"/> Remove</p> <p>The process to implement these measures has not commenced due to staffing and resource limitations. This program will be removed and replaced with a program that addresses place-based investment to further fair housing.</p>
<p>Program 12: Implement Measures for Relocation of Tenants from At-Risk Housing and Consider Adoption of Ordinance for At-Risk Housing. Assist Tenants of Existing Rent Restricted Units to Obtain Priority Status on Section 8 Waiting List - HUD has set aside special Section 8 vouchers for existing tenants in Section 8 projects that are opting out of low- income use. If such vouchers are acquired by the tenants, the units will stay affordable to the existing tenants, upon termination of the original below market rate program, as long as they stay. Once a unit is vacated and new tenants move in, the unit will convert to market-rate housing In addition, consider adoption of an ordinance requiring a one year notice to residents, the City, Contra Costa County Housing Authority, and Contra Costa County Redevelopment Agency of all conversions of Below Market Rate housing units to market rates. Monitor the status of the units at risk. Establish regular contact with the owners of these units. If the units appear to be in danger of converting, establish contact with public and nonprofit agencies who may be interested in</p>	<p>Accomplishments: The City has not received any notices of conversion of assisted housing to market-rate, so no assistance has been necessary during 2015–2023. It is noted that the City does not operate the Section 8 program and does not establish the priority of the Section 8 waiting list. State law was revised to provide more stringent noticing requirements for assisted housing that is planned to convert to market rate.</p> <p>Status: <input type="checkbox"/> Keep <input checked="" type="checkbox"/> Modify <input type="checkbox"/> Remove</p> <p>This program will be revised to ensure that the City addresses conversion of at-risk units, including noticing requirements consistent with the requirements of State law and outreach to tenants to reduce the risk of displacement of lower income residents.</p>

Table 76. Achievements and Implementation of 2015–2023 Housing Element	
Action	Accomplishments/Status
<p>managing or purchasing the units to inform them of the projects status and inform tenants of any assistance available.</p> <p><i>Time Frame: 2015 with other Zoning Ordinance updates</i></p>	
GOAL 3: We Have a Mix of Housing Types and Choices	
<p>Program 13: Consider Adoption of an Inclusionary Housing Ordinance or Housing Impact Fee.</p> <p>Consider adopting an Inclusionary Housing Ordinance or a housing impact fee as a means of providing some below market rate housing in market rate developments and to disperse affordable housing throughout the community.</p> <p><i>Time Frame: 2016 (with Zoning Ordinance revision – Program 8)</i></p>	<p>Accomplishments: Staff has investigated alternatives and found that since the dissolution of redevelopment agencies the use of inclusionary housing is not as effective a method to provide affordable housing opportunities because the funding no longer exists. Therefore, the City did not adopt an inclusionary housing requirement or impact fee during the 2015-2023 Housing Element. However, the City worked with the developer of the Amare Apartments to designate nine of the 183 units for very low income households and with the developer of Portside Lofts to designate one of the 13 units for very low-income households. As part of the Zoning Ordinance Update, the City will consider opportunities for an inclusionary requirement.</p> <p>Status: <input type="checkbox"/> Keep <input checked="" type="checkbox"/> Modify <input type="checkbox"/> Remove</p> <p>While staff has determined that inclusionary housing may not be the most effective method of producing affordable housing, an affordable housing fee, zoning for affordable housing, and/or establishment of an Infrastructure Financing District and Housing Trust Funds, are potential methods to assist with the development of affordable housing. These options will be considered in parallel with the Zoning Ordinance update. This program will be modified in the 2023-2031 Housing Element to address potential alternatives to inclusionary housing.</p>
<p>Program 14: Continue to Implement the Downtown Specific Plan.</p> <p>Continue to implement the programs, policies and development standards to facilitate and encourage residential development in the downtown area. This would include the implementing actions contained in the Downtown Specific Plan, such as actions to promote walkability, development incentives, financing and funding mechanisms, and other policies and actions contained in the Downtown Specific Plan to encourage infill, higher density, and mixed-use development. The Downtown Specific Plan identifies “priority catalyst projects” to help achieve the goals and policies of the Specific Plan. Specific incentives contained in the Downtown Specific Plan and identified as catalyst projects include:</p> <p>1. Zoning changes as a result of the Downtown Specific Plan adoption encourage development of</p>	<p>Accomplishments: The City has continued to implement the programs, policies, and development standards to facilitate and encourage residential development in the downtown area. The City also completed the Downtown Martinez Community-Based Transportation Plan in 2020 to identify opportunities for investment in the Downtown to improve access to transportation opportunities, including identifying needs for transportation for seniors and the need for more frequent transit service to the Housing Authority. The City completed the Downtown Parking Study to evaluate whether parking is balanced in the Downtown and to identify opportunities to expand bicycle and micro-mobility infrastructure amenities in the Downtown to reduce reliance on passenger vehicles and associated parking. In 2023, the City is beginning the effort to update the Zoning Ordinance to implement the General Plan 2035 and Downtown Specific Plan.</p> <p>Status: <input type="checkbox"/> Keep <input checked="" type="checkbox"/> Modify <input type="checkbox"/> Remove</p> <p>The General Plan 2035 has modified the vision for various areas of the Downtown. This program will be revised to update the Downtown</p>

Table 76. Achievements and Implementation of 2015–2023 Housing Element	
Action	Accomplishments/Status
<p>townhomes and condominiums, which were not allowed under previous Zoning regulations;</p> <ol style="list-style-type: none"> 2. Improvements to infrastructure, including the utility grid; and, 3. Evaluation of financing and funding mechanisms to implement the Downtown Specific Plan. <p>Further, to promote residential development affordable to lower income households in the Downtown Specific Plan, the City will target a variety of support, including expediting and prioritizing review, coordinating applications with the project review committee, consider waivers or reductions of fees, or grant concessions and incentives and specifically meet with developers including non-profit to identify and implement target sites and strategies at least twice in the planning period. As part of this effort, the City will apply or support applications for funding at least twice in the planning period, annually monitor the effectiveness of the strategy and add or revise programs as necessary to promote affordability in the Downtown Specific Plan.</p> <p><i>Time Frame: Ongoing</i></p>	<p>Specific Plan to be consistent with the General Plan and to identify actions to be taken during the 2023–2031 Housing Element to promote specific housing opportunities in the Downtown.</p>
<p>Program 15: Maintain an Up-to-Date Land Inventory. Periodically update the land inventory and provide information to interested developers and affordable housing providers with specific information on opportunity sites that have the greatest feasibility for housing production.</p> <p><i>Time Frame: Ongoing</i></p>	<p>Accomplishments: During the 2015–2023 Housing Element, the City reviewed and updated the land inventory to address vacant and underutilized sites. The refined inventory was used for the General Plan 2035 and sites with the most likelihood of developing have been included in this 2023–2031 Housing Element. The City maintains its inventory of sites and provides the information to the development community upon request.</p> <p>Status: <input type="checkbox"/> Keep <input checked="" type="checkbox"/> Modify <input type="checkbox"/> Remove</p> <p>This program will be modified to include specific objectives, including but not limited to the development of an online Geographic Information System (“GIS”) web page that contains up-to-date property information for the public and affordable housing developers to review at their convenience. This program will be addressed in two separate programs in the Housing Plan: 1) addressing an up-to-date inventory of sites to accommodate the RHNA throughout the 2023–2031 Housing Element, and 2) a program ensuring proactive outreach and assistance to the development community.</p>
<p>Program 16: Encourage Use of Rental Assistance Programs. Continue to publicize and participate in rental assistance programs such as Section 8 and other available rental programs.</p>	<p>Accomplishments: The City has and will continue to publicize and participate in rental assistance programs such as Section 8 and other available rental programs.</p> <p>Status: <input type="checkbox"/> Keep <input checked="" type="checkbox"/> Modify <input type="checkbox"/> Remove</p>

Table 76. Achievements and Implementation of 2015–2023 Housing Element	
Action	Accomplishments/Status
<p><i>Time Frame: Ongoing; link with Program 5</i></p>	<p>This program will be combined with other programs that address providing the community with information and outreach related to available housing assistance programs, including rental assistance, housing rehabilitation, emergency repair, and homebuyer assistance.</p>
<p>Program 17: Provide Expedited Review, Fee Reductions, and Other Support for Affordable Housing. Continue to provide expedited review of affordable housing developments through the coordinating activities of the Project Review Committee, and give priority to such projects in scheduling meetings of the Design Review Committee, Zoning Administrator, and Planning Commission to maintain a shortened review period and evaluate recommendations to avoid constraints on production of affordable housing. The City will also consider waivers or reductions of development fees where feasible as a means of promoting the development of housing affordable to extremely low, very low, and low income households. In addition, the City will review funding options as part of the annual Housing Element review as described in Program 1, and will apply for funding or support funding applications as opportunities are available, and will undertake other actions (such as modifications to parking requirements and granting concessions and incentives) to assist in the development of housing for extremely low income households.</p> <p><i>Time Frame: Annual Review as part of Housing Element Program 1 and apply for funding at least twice in the planning period</i></p>	<p>Accomplishments: This program has been reviewed and will be implemented as part of the Zoning Ordinance Update. The City did not receive any affordable housing project applications during the 2015–2023 Housing Element, but did work with two market-rate developers (Amare Apartments and Portside Lofts) to ensure the projects provided some affordable units. To offset the cost of providing the affordable units, the City granted a density bonus to each project and also provided additional concessions to the Amare Apartments.</p> <p>Status: <input type="checkbox"/> Keep <input checked="" type="checkbox"/> Modify <input type="checkbox"/> Remove</p> <p>This program will be modified to identify specify approaches and incentives to encourage affordable housing and to provide specific actions and a timetable for implementation.</p>
<p>Program 18: Provide Outreach on Homeless Issues. Meet with representatives of community organizations, including local churches and others interested in providing services to the homeless, to investigate the potential for establishing a shelter network for the homeless as part of the County’s broader effort to address homelessness through the Contra Costa County Interagency Council on Homelessness.</p> <p><i>Time Frame: Ongoing</i></p>	<p>Accomplishments: The City has developed a partnership with the Contra Costa County Department of Health, Housing, and Homeless Services and actively participates in the Continuum of Care, which administers the funding and planning for regional homeless services and shelter serving the County, including Martinez. This effort assists the City with leveraging regional assets into opportunities for the local unhoused population.</p> <p>Martinez has a dedicated police officer to coordinate with the homeless community. The City assists in funding a homeless CORE (coordinated outreach referral and engagement) team that connects the unhoused population with services and shelter.</p> <p>In 2022, the City provided assistance in transitioning residents of Camp Hope (an encampment of unhoused persons located at the outdoor amphitheater at the City’s waterfront) when Homeless Action Coalition decided to discontinue services. The City coordinated with the County and non-profits to persons staying at Camp Hope to determine their needs, to ensure daily services were provided by drug</p>

Table 76. Achievements and Implementation of 2015–2023 Housing Element	
Action	Accomplishments/Status
	<p>and alcohol addiction and mental health service providers, and to provide private security to supervise the camp in evening hours. The City is working to facilitate the transition of persons at the camp into longer-term housing solutions or into treatment. This program has been successful in serving the needs of the homeless population.</p> <p>Status: <input type="checkbox"/> Keep <input checked="" type="checkbox"/> Modify <input type="checkbox"/> Remove</p> <p>This program will be continued and updated to reflect the City’s current approach to proactively addressing homelessness and working with regional service providers and non-profits.</p>
<p>Program 19: Encourage Shared Housing. Encourage reduction of housing expenses through shared-living arrangements. Contact the Contra Costa County Housing Division to identify organizations that specialize in operating shared housing referral and placement programs primarily for low-income residents. Outreach could be conducted through the senior center, libraries, City Hall, and the media. Determine the feasibility of establishing a program in Martinez based on program costs to the City.</p> <p><i>Time Frame: Ongoing</i></p>	<p>Accomplishments: Home Match Contra Costa provides home matching services Countywide, serving to connect persons interested in renting a room or portion of the home with persons in need of housing. The City provides information regarding shared housing /living services upon request.</p> <p>Status: <input type="checkbox"/> Keep <input checked="" type="checkbox"/> Modify <input type="checkbox"/> Remove</p> <p>This program will be modified to ensure information is made available on the City’s website and shared with senior and other households who may be interested in home sharing/matching opportunities.</p>
<p>Program 20: Investigate Possible Multi-Jurisdictional Emergency Homeless Shelter. Pursuant to State law requirements, and as the opportunity arises, the City will consider participation in a multi-jurisdictional emergency shelter, should one be proposed in the future.</p> <p><i>Time Frame: If an opportunity arises</i></p>	<p>Accomplishments: The City has participated in the Contra Costa Continuum of Care, which has transformed regional homeless services by providing a system to manage grant funding, regional provision of emergency shelters, overnight vouchers, supportive housing, and transitional housing and coordinated services with the goal of helping the homeless and at-risk population throughout the County attain permanent housing. Through its activities with the CoC, the City participates in regional shelter efforts.</p> <p>Status: <input type="checkbox"/> Keep <input type="checkbox"/> Modify <input checked="" type="checkbox"/> Remove</p> <p>This program will be modified to identify specific objectives to address homelessness during the 2023-2031 Housing Element.</p>
<p>Program 21: Encourage Second Units. The City will continue to allow secondary dwelling units (“granny flats”) in all residential zones, subject to specific development standards and requirements.</p> <p><i>Time Frame: Ongoing</i></p>	<p>Accomplishments: This has been implemented throughout the 2015-2023 Housing Element and has resulted in 29 accessory dwelling units (1 – 2016, 2 – 2017, 3 – 2018, 1 – 2019, 4 – 2020, 4 – 2021, and 14 – 2022).</p> <p>Status: <input type="checkbox"/> Keep <input checked="" type="checkbox"/> Modify <input type="checkbox"/> Remove</p> <p>The City is utilizing State law for processing of accessory dwelling units. This program will be continued, with modifications to further promote ADU production.</p>
<p>Program 22: Revise Multifamily Parking Requirements. Simplify and consolidate the City’s requirements for Off-Street Parking for multifamily housing for both City-wide and the Downtown Overlay District to be more in sync with</p>	<p>Accomplishments: This program has not yet been implemented. As part of the Zoning Ordinance Update, the City plans to update its parking requirements to ensure parking requirements balance the</p>

Table 76. Achievements and Implementation of 2015–2023 Housing Element	
Action	Accomplishments/Status
<p>actual demand and current best practices. This would include reductions in requirements for the number of covered and non-covered spaces for one-bedroom units in multifamily housing projects.</p> <p><i>Time Frame: 2016 (with Zoning Ordinance revision – Program 8)</i></p>	<p>need to accommodate demand while ensuring parking is not a constraint to housing production.</p> <p>Status: <input type="checkbox"/> Keep <input checked="" type="checkbox"/> Modify <input type="checkbox"/> Remove</p> <p>This program will be combined with Program 11, Zoning Ordinance Amendments, and will identify specific modifications needed to parking requirements consistent with the analysis in Chapter 3, Constraints.</p>
<p>Program 23: Modify Requirements for Group Homes for Seven or More Persons.</p> <p>Consider amending the Zoning Ordinance to allow group homes for seven or more persons with a Conditional Use Permit in additional residential zones.</p> <p><i>Time Frame: 2016 (with Zoning Ordinance revision – Program 8)</i></p>	<p>Accomplishments: This program has not yet been implemented. As part of the Zoning Ordinance Update, the City will update requirements for group homes serving seven or more people to allow larger group homes in multiple residential or mixed use zoning districts and to ensure that persons with a disability are accommodated fairly.</p> <p>Status: <input type="checkbox"/> Keep <input checked="" type="checkbox"/> Modify <input type="checkbox"/> Remove</p> <p>This program will be combined with Program 11, Zoning Ordinance Amendments, and will identify specific modifications needed to parking requirements consistent with the analysis in Chapter 3, Constraints.</p>
<p>Program 24: Continue to make available, information and permits, so that new and modified housing is made suitable for residents with disabilities.</p> <p>Promote program on reasonable accommodations and continue to implement universal design building code requirements.</p> <p><i>Time Frame: Ongoing</i></p>	<p>Accomplishments: The City’s reasonable accommodations process allows persons with a disability to request accommodation from the City’s zoning and land use requirements. During the 2015-2023 Housing Element, no reasonable accommodation requests were received. The City implements the accessibility requirements of the California Building Code and requires development projects to comply with Government Code Section 17959.6, regarding universal design features and accessibility.</p> <p>Status: <input checked="" type="checkbox"/> Keep <input type="checkbox"/> Modify <input type="checkbox"/> Remove</p> <p>This program will be kept, and include specific objectives to ensure continued and expanded success.</p>
<p>Program 25: Modify Allowances for Farm Work and Employee Housings.</p> <p>Enact Zoning code amendment to explicitly define, and provide zoning provisions for, farm worker and employee housing in accordance with California Health and Safety Code Sections 17021.5 and 17021.6. Specifically, the Zoning Code shall be amended to include the following:</p> <ul style="list-style-type: none"> Any employee housing providing accommodations for six or fewer employees shall be deemed a single-family structure. Employee housing shall not be included within the definition the definition of a boarding house, rooming house, hotel, dormitory, or other similar term. 	<p>Accomplishments: This program is underway. In advance of the City’s Zoning Ordinance Update, the City is performing targeted amendments to the Zoning Ordinance to remove constraints to a variety of housing types, including employee and agricultural employee housing. These amendments are being prepared concurrently with the 2023-2031 Housing Element are anticipated both be adopted by July 2023.</p> <p>Status: <input type="checkbox"/> Keep <input checked="" type="checkbox"/> Modify <input type="checkbox"/> Remove</p> <p>This program will be addressed by Program 11 in the Housing Plan, which addresses revisions to be made to the Zoning Ordinance concurrently with or immediately following adoption of this 2023-2031 Housing Element.</p>

Table 76. Achievements and Implementation of 2015-2023 Housing Element	
Action	Accomplishments/Status
<ul style="list-style-type: none"> • No conditional use permit, zoning variance or other zoning clearance shall be required of employee housing that serves six or fewer employees that is not required of a family dwelling of the same type in the same zone. • Any employee housing consisting of no more than 36 beds in a group quarters or 12 units or spaces designed for use by a single family or household shall be permitted by-right in any zone(s) permitting agricultural use by-right. In any zone(s) where agricultural use is permitted subject to a conditional use permit, such employee housing shall be subject to a conditional use permit. • Permitted occupancy in employee housing in an agricultural zone shall include agricultural employees who may or may not work on the property where the employee housing is located. • Require that existing or future agricultural farms or places of employment work with housing providers to meet the needs of farm workers and their families. <p><i>Time Frame: 2016 (with Zoning Ordinance revision – Program 8)</i></p>	
<p>Program 26: Update Zoning Code’s definition of “Family” to be consistent with current HCD guidelines and recent court cases.</p> <p>Amended definition shall consider these major points to consider when writing a definition of family must:</p> <ul style="list-style-type: none"> • Jurisdictions may not distinguish between related and unrelated individuals. • The definition may not impose a numerical limit on the number of persons in a family. • Land use restrictions for licensed group homes for six or fewer individuals must be the same as those for single families. <p><i>Time Frame: Ongoing</i></p>	<p>Accomplishments: This program is underway. As previously identified, the City is performing targeted amendments to the Zoning Ordinance to remove housing constraints. These amendments including defining “family” consistent with fair housing best practices. The amendments are being prepared concurrently with the 2023-2031 Housing Element are anticipated to be adopted by July 2023.</p> <p>Status: <input type="checkbox"/> Keep <input checked="" type="checkbox"/> Modify <input type="checkbox"/> Remove</p> <p>This program will be addressed by Program 11 in the Housing Plan, which addresses revisions to be made to the Zoning Ordinance concurrently with or immediately following adoption of this 2023-2031 Housing Element.</p>

7. OTHER REQUIREMENTS

A. ENERGY CONSERVATION

Housing elements are required to identify opportunities for energy conservation. Energy conservation provides the dual benefits of promoting environmental sustainability and reducing households' monthly energy costs, which is a component of long-term housing affordability.

Opportunities for residential energy conservation exist at all scales, from individual home appliances to city design. Building design, construction techniques, street layouts, location of housing in proximity to transit and services, and zoning all affect energy consumption and can therefore be used to support its reduction.

Constructing new homes with energy-conserving features, in addition to retrofitting existing energy-inefficient structures in existing homes, can result in energy conservation. Examples of energy conservation opportunities include:

- Sealing a home's building envelope (doors, windows, walls, foundation, roof, and installation) to prevent energy leaks that increase heating and cooling costs.
- Installing energy-efficient appliances, lighting, and mechanical systems (heating, ventilation, and air conditioning).
- Installing a "cool roof" that reflects solar radiation to lower cooling costs and reduce the urban heat island effect.
- Designing and orienting buildings to take advantage of natural systems such as sun, shade, and wind, which can provide heating, cooling, and energy-generation opportunities.
- Supporting attached housing design, which reduces the number of exterior walls per unit and results in lower per unit heating and cooling costs.
- Promoting infill development, especially along transportation corridors, to use existing infrastructure and services.

Martinez's General Plan 2035 embodies the City's commitment to sustainability via the following policies:

- Reduce energy, water, and resource consumption wherever possible as they pertain to buildings and construction.
- Promote and encourage compliance with sustainable building standards.
- Strongly encourage landscaping that promotes more efficient use of water and energy including an evaluation of xeriscaping (no/low water use landscaping plants), native plants in landscaping, drip irrigation, and irrigation controls.
- Encourage existing buildings and new construction to incorporate renewable energy and energy- and water-efficient technologies.
- Cooperate with PG&E, Contra Costa County, State of California and all relevant public and private organizations efforts to retrofit existing homes with energy saving devices.
- Support the use of solar power by streamlining the permitting process.
- Encourage use of recycled-content construction materials.
- Encourage rehabilitation and reuse of buildings whenever appropriate and feasible as an alternative to new construction.
- Continue supporting recycling and composting programs.
- Continue to support the use of electric and other alternative fuel-sourced vehicles.
- Promote land use patterns which minimize energy consumption.
- Local governments are uniquely positioned to have a major impact on the environmental sustainability of a community due to their broad authority on local issues. The City of Martinez has been proactive in promoting energy and resource conservation in new housing and in the retrofit of existing housing, as described in the following section. These City-sponsored initiatives are supplemented by a variety of programs offered by other agencies and organizations.

Local Energy Conservation Programs

Martinez promotes energy conservation by promoting sustainability and green building, participating in community choice electricity provider, and providing information related to energy conservation and efficiency. The City advertises utility rebate programs and energy audits, particularly connected to housing rehabilitation programs. The City provides information regarding energy conservation resources on its website. Resources include information on various cost-saving programs, PG&E energy savings tips, including clean energy programs, energy efficient lighting upgrades, home energy audits, heat pump water heater installation, energy-efficient appliance upgrades, solar energy assessment, smart thermostats, and calculators to determine carbon footprints and cost savings with conversion to LED lighting. The City also provides links to programs that provide energy conservation assistance, including free home energy audits, free solar consultations, and rebates for smart thermostats and other energy-efficient appliances.

As a participant in the Urban County, Martinez residents are eligible for the Neighborhood Preservation and Weatherization programs administered by Contra Costa County:

Neighborhood Preservation Program. NPP offers low-interest deferred or amortizing loans for low-income households. Eligible repairs include improvements that can improve energy efficiency, including plumbing, HVAC, and electrical repairs, window and door replacement, and re-roofing.

Weatherization Program. The Weatherization Program includes an evaluation of the home, recommendations for energy-saving measures, and installation of energy-efficient improvements, including heating system, water heater, and appliance repair or replacement, ceiling fans, smoke and carbon monoxide alarms, insulation, weather stripping, thermostats, energy efficient light bulbs, for lower income owner and renter households.

Green Building Program

Green Building is a sustainability-driven approach to construction that reduces environmental impacts, improves efficiency, and creates a healthier environment for building occupants. Green building techniques and materials can be used for both new building construction and remodels.

California Green Building Standards Code - referred to as CALGreen - is the first statewide mandatory green building code in the country. CALGreen mandates that all building construction and demolition projects, and certain additions and alteration projects to recycle and/or salvage a minimum 50 percent of the nonhazardous construction and demolition ("C&D") debris generated during the project.

The City of Martinez encourages all owners and builders to consider a Green Building approach to future building projects.

MCE Clean Energy

The City of Martinez has joined Contra Costa County and 13 other cities or towns in Contra Costa by voting to join MCE and support California's renewable energy movement. MCE is a not-for-profit public electricity provider that offers 50 percent and 100 percent renewable electricity service options to its customers within the wider Bay Area.

In keeping with the statewide Global Warming Solutions Act of 2006 (AB 32), the City adopted a Climate Action Plan (2009) setting goals for reducing harmful greenhouse gases, conserving energy and natural resources, and preparing the community for the expected effects of global warming. One way the City is meeting its goals is by providing customers with the option of reducing the emissions from their electricity service.

Beginning in April 2018, MCE became the default electricity provider in Martinez. PG&E continues to transmit and distribute the electricity, maintain power lines, and handle all billing.

Bay Area Regional Energy Network (“BayREN”)

BayREN provides energy efficiency assistance through its Single-Family Rebate Program and multifamily building enhancements program.

BayREN Home+ offers cash rebates for home energy efficiency improvements for duct sealing/replacement, insulation, high efficiency furnaces/air conditioners, high efficiency heat pump systems, water heating systems, electrification appliance rebates and more. Note, to qualify for any rebates, you must use a BayREN Home+ participating contractor. BayREN Home+ also offers free technical assistance with an Energy Advisor for residents interested in participating in the rebate program. Homeowners can sign up for an Online Home Energy Evaluation through the Energy Advisor.

The Bay Area Multifamily Building Enhancements program offers cash rebates and no-cost energy consulting for multifamily properties that undertake energy and water upgrades. The program assists in planning energy saving improvements designed to save 15 percent or more of a building's energy and water usage and provides \$750 per unit in rebates to help pay for the upgrade.

Pacific Gas and Electric

Pacific Gas and Electric Company (“PG&E”) offers several programs to promote energy conservation including incentives for energy conservation, rebate programs for old appliances, and free energy audits. It also provides public education and outreach programs to publicize energy-saving tips. PG&E customer assistance programs for lower-income households are listed below:

- California Alternate Rates for Energy (“CARE”) is PG&E’s discount program for low-income households and housing facilities. CARE provides a 20 percent discount on monthly gas and energy bills. Participants qualify through income guidelines or if enrolled in certain public assistance programs.
- Family Electric Rate Assistance (“FERA”) is an electric-only discount program for families of three or more with low-to moderate-income. The program offers a monthly discount of 18 percent and is available to both single-family and multi-family residential customers.
- Relief for Energy Assistance for Community Help (“REACH”) is a one-time energy assistance program for low-income homeowners who cannot pay their utility bill because of a sudden financial hardship. The program is targeted to the elderly, disabled, sick, working poor, and unemployed. Eligibility is determined by the Salvation Army and requires a household income that does not exceed 200 percent of the federal poverty level.
- Medical Baseline Program provides allowances to customers who personally are, or who live with, someone who is dependent on life-support equipment or have other serious medical conditions which create an added need for electricity. This program allows customers to receive discounted rates for electricity by increasing their allocation of "baseline usage," which is available at lower rates. Income is not a factor in qualifying for this program.
- The Energy Savings Assistance Program provides qualified customers with energy-saving improvements such as lighting, weatherization, and water-saving measures at no charge. Participants must live in a house, mobile home or apartment that is at least 5 years old. Income restrictions apply.
- The Green Saver Program enables income-qualified residential customers in select communities to save 20 percent on their electricity bill on top of any applicable CARE or FERA discounts by subscribing to 100 percent solar energy.

Low Income Home Energy Assistance Program

The California Department of Community Services and Development has a Low-Income Home Energy Assistance Program (“LIHEAP”) to assist low-income homeowners with weatherization and energy bills (<http://www.csd.ca.gov/Services/HelpPayingUtilityBills.aspx> and <http://ca-contracostacounty2.civicplus.com/4336/Weatherization>). The LIHEAP Weatherization Program is implemented by Contra Costa County and provides free weatherization services such as attic insulation, caulking, water heater blanket, heating/cooling system repair, and other conservation measures. LIHEAP also provides payments for weather-related or energy-related emergencies and financial assistance to eligible households.

B. WATER AND SEWER PRIORITY

The City distributed the 2015-2023 Housing Element to water and sewer providers, emphasizing requirements to prioritize allocations to lower income housing. Upon adoption of the 2023-2031 Housing Element, the City will distribute it to the City's water and sewer providers consistent with the requirements of State law.

C. GENERAL PLAN CONSISTENCY

The City adopted the General Plan 2035 in November 2022, with preparation of the General Plan Update overlapping with the preparation of the 2023-2031 Housing Element. As the Housing Element is the only element in the General Plan with statutorily prescribed timelines for completion, to ensure internal consistency among all General Plan elements, work on both the General Plan Update and the Housing Element Update was closely coordinated. The 2023-2031 Housing Element has been prepared to be consistent with the General Plan and has been reviewed to ensure that the goals, policies, and programs in the Housing Element would not result in internal inconsistencies within the General Plan. The City has not identified inconsistencies between the General Plan 2035 and 2023-2031 Housing Element.

To ensure ongoing consistency among all elements of the General Plan, the City tracks all General Plan Amendments as they occur, and prepares revisions as needed. Furthermore, the City regularly checks for internal consistency during the preparation of the General Plan Annual Progress Report submitted to HCD and the Governor's Office of Planning and Research ("OPR") annually by April 1st. These measures will ensure ongoing consistency throughout the planning period.

APPENDIX A

Inventory of Residential Sites

Appendix A
Inventory of Residential Sites

MAP ID	Comments	Site Type	APN	Address	Ownership	Acres	Assr SqFt	Assr UC	Assr UC Desc	General Plan	Gen Plan Only	Zoning	Existing Single Family Units	Existing Multifamily Units	Maximum Density	Maximum Allowed Units	Realistic Capacity Density	Total Realistic Units	Very Low Units	Low Units	Moderate Units	Above Moderate Units	Total	AB 725-AM:4 units	AB 725-Mod:4 units/s100	Rezone	Prior Cycle
1		GP Rezone-Vacant	372-400-005	243 CARQUINEZ SCENIC DR	Private	0.241	10498	18	VACANT	DS		DS	0		35.00	8.00	28.00	6			3	3	6			DS	4th/5th
2		GP Rezone-Vacant	373-241-014	212 BUNKER ST	Private	0.390	16988	50	VACANT	DS		DS	0		35.00	13.00	28.00	10			5	5	10	Y	Y	DS	4th/5th
3		GP Rezone-Vacant	373-241-019	218 BUNKER ST	Private	0.130	5663	50	VACANT	DS		DS	0		35.00	4.00	28.00	3			1	2	3			DS	4th/5th
4		Vacant	373-061-031	0 LAFAYETTE ST	Private	0.055	2396	20	VACANT	CRL-A		R-6.0	0		7.26	0.00	5.81	1				1	1				
5		Vacant	373-061-033	0 LAFAYETTE ST	City	0.189	8250	79	GOVERNMENT	CRL-A		R-6.0	0	0	7.26	1.00	5.81	1				1	1				
6		Vacant	378-021-018	0 MARINA VISTA	Private	3.373	146928	18	VACANT	CRL-A		R-6.0	0		7.26	24.00	5.81	19				19	19	Y			
7		Vacant	378-033-015	0 DINEEN ST	Private	0.161	7013	17	VACANT	CRL-C		R-2.5	0		17.40	2.00	13.92	2			1	1	2				
8		Vacant	372-062-004	518 RICHARDSON ST	Private	0.082	3572	20	VACANT	CRH		R-2.5	0		17.40	1.00	13.92	1			0	1	1				
9		Vacant	373-183-003	500 ESTUDILLO ST	Private	0.229	9975	30	VACANT	DC		CC	0		43.00	9.00	34.40	7			7	7	7		Y		4th/5th
10		Vacant	373-222-006	417 MAIN ST	Service/Labor Organization	0.229	9975	30	VACANT	DC	DROA	CC	0		43.00	9.00	34.40	7			7	7	7		Y		
11		Vacant	373-222-005	0 MAIN ST	Service/Labor Organization	0.114	4966	30	VACANT	DC	DROA	CC	0		43.00	4.00	34.40	3			3	3	3				4th/5th
12		Vacant	373-222-004	0 MAIN ST	Service/Labor Organization	0.114	4966	30	VACANT	DC	DROA	CC	0		43.00	4.00	34.40	3			3	3	3				4th/5th
13		Vacant	373-225-001	721 BERRELLESA ST	Private	0.114	4966	30	VACANT	DC		CC	0		43.00	4.00	34.40	3			3	3	3				4th/5th
14		Underutilized	373-213-001	0 WARD ST	Private	0.114	4966	30	VACANT	DC		CC	0		43.00	4.00	34.40	3			3	3	3				4th/5th
15		GP Rezone-Vacant	373-201-001	606 WARD ST	Private	0.229	9975	30	VACANT	DT		CC	0	0	30.00	6.00	24.00	5			5	5	5	Y	DT		
16	Approved project.	Vacant	372-391-003	0 GREEN ST	Private	0.132	5750	17	VACANT	DT		PA	0		30.00	3.00	24.00	4			0	4	4		Y		
17		Vacant	372-366-002	1124 FERRY ST	Private	0.114	4966	17	VACANT	CRM		R-2.5	0		17.40	1.00	13.92	1			0	1	1				
18		Vacant	374-052-011	0 WILLOW ST	Private	0.220	9583	17	VACANT	CRL-C		R-3.5	0		12.40	2.00	9.92	2				2	2				
20		Vacant	372-273-010	725 ALLEN ST	Private	0.160	7000	17	VACANT	CRL-C		R-3.5	0	0	12.40	1.00	9.92	1				1	1				
21		Vacant	374-153-003	1930 PINE ST	Private	0.216	9409	17	VACANT	CRL-A		R-6.0	0		7.26	1.00	5.81	1				1	1				
22		Vacant	374-032-010	0 BROWN ST	Private	0.202	8799	50	VACANT	CRL-C		R-3.5	0		12.40	2.00	9.92	2				2	2				
23		Vacant	375-054-016	0 MONTEREY AVE	Private	0.132	5750	17	VACANT	CRL-B		R-6.0	0		7.26	0.00	5.81	1				1	1				
24		Vacant	374-013-001	0 PACHECO BLVD	Private	0.179	7797	17	VACANT	CRL-C		R-3.5	0		12.40	2.00	9.92	1				1	1				
25		Vacant	372-102-020	0 GREEN ST	Private	0.212	9235	17	VACANT	CRL-A		R-6.0	0		7.26	1.00	5.81	1				1	1				
26		Vacant	372-102-032	0 GREEN ST	Private	0.179	7797	17	VACANT	CRL-A		R-6.0	0		7.26	1.00	5.81	1				1	1				
27		Vacant	372-121-049	0 GREEN ST	Private	0.413	17990	17	VACANT	CRL-A		R-6.0	0		7.26	2.00	5.81	2				2	2				
28		Vacant	372-111-013	0 THOMAS DR	Private	0.192	8364	17	VACANT	CRL-A		R-6.0	0		7.26	1.00	5.81	1				1	1				
29		Vacant	372-122-001	0 GREEN ST	Private	0.400	17424	18	VACANT	CRL-A		R-6.0	0		7.26	2.00	5.81	2				2	2				
30		Vacant	372-121-051	0 HILLSIDE DR	Private	0.367	15987	17	VACANT	CRL-A		R-6.0	0		7.26	2.00	5.81	2				2	2				
31		Vacant	372-121-054	0 HILLSIDE DR	Private	0.309	13460	17	VACANT	CRL-A		R-6.0	0		7.26	2.00	5.81	1				1	1				
32		Vacant	372-152-027	0 PARK ST	Private	0.278	12110	18	VACANT	CRL-A		ECD-R-6.0	0		7.26	2.00	5.81	1				1	1				
33		Vacant	372-153-042	0 PROSPECT AVE	Private	0.292	12720	17	VACANT	CRL-A		ECD-R-6.0	0		7.26	2.00	5.81	1				1	1				
34		Vacant	372-151-004	0 ALVARADO TER	Private	0.229	9975	17	VACANT	CRL-A		ECD-R-6.0	0		7.26	1.00	5.81	1				1	1				
35		Vacant	372-151-003	0 ALVARADO TER	Private	0.229	9975	17	VACANT	CRL-A		ECD-R-6.0	0		7.26	1.00	5.81	1				1	1				
36		Vacant	372-164-007	10 ARREBA ST	Private	0.489	21301	17	VACANT	CRL-A		R-6.0	0		7.26	3.00	5.81	2				2	2				
37		Vacant	372-164-008	0 ARREBA ST	Private	0.500	21780	17	VACANT	CRL-A		R-6.0	0		7.26	3.00	5.81	2				2	2				
38		Vacant	372-164-009	0 ARREBA ST	Private	0.279	12153	17	VACANT	CRL-A		R-6.0	0		7.26	2.00	5.81	1				1	1				
39		Vacant	372-156-005	0 WARREN ST	Private	0.000	12430	17	VACANT	CRL-A		R-6.0	0		7.26	0.00	5.81	1				1	1				
40		Vacant	372-155-016	0 WARREN ST	Private	0.000	10123	17	VACANT	CRL-A		ECD-R-6.0	0		7.26	0.00	5.81	1				1	1				
41		Vacant	372-155-015	0 WARREN ST	Private	0.193	8407	17	VACANT	CRL-A		R-6.0	0		7.26	1.00	5.81	1				1	1				
42		Vacant	372-155-014	0 WARREN ST	Private	0.180	7841	17	VACANT	CRL-A		R-6.0	0		7.26	1.00	5.81	1				1	1				
43		Vacant	372-155-013	0 WARREN ST	Private	0.173	7536	17	VACANT	CRL-A		R-6.0	0		7.26	1.00	5.81	1				1	1				
44		Vacant	372-154-012	0 W PARK ST	Private	0.149	6490	17	VACANT	CRL-A		ECD-R-6.0	0		7.26	1.00	5.81	1				1	1				
45		Vacant	372-154-011	0 W PARK ST	Private	0.233	10149	17	VACANT	CRL-A		ECD-R-6.0	0		7.26	1.00	5.81	1				1	1				
46		Vacant	372-154-010	0 W PARK ST	Private	0.232	10106	17	VACANT	CRL-A		ECD-R-6.0	0		7.26	1.00	5.81	1				1	1				
47		Vacant	372-154-009	0 W PARK ST	Private	0.239	10425	17	VACANT	CRL-A		ECD-R-6.0	0		7.26	1.00	5.81	1				1	1				
48		Vacant	372-155-008	0 WARREN ST	Private	0.218	9496	17	VACANT	CRL-A		R-6.0	0		7.26	1.00	5.81	1				1	1				
49		Vacant	372-155-009	0 WARREN ST	Private	0.234	10193	17	VACANT	CRL-A		R-6.0	0		7.26	1.00	5.81	1				1	1				
50		Vacant	372-161-014	0 WARREN ST	Private	0.114	4966	17	VACANT	CRL-B		R-3.5	0		12.40	1.00	9.92	1				1	1				
51		Vacant	372-174-016	0 ROBINSON ST	Private	0.160	6970	17	VACANT	CRL-B		R-3.5	0		12.40	1.00	9.92	1				1	1				
52		Vacant	372-174-013	0 ILENE ST	Private	0.135	5881	10	VACANT	CRL-B		R-3.5	0		12.40	1.00	9.92	1				1	1				
53		Vacant	372-175-001	0 ILENE ST	Private	0.150	6534	17	VACANT	CRL-B		R-3.5	0		12.40	1.00	9.92	1				1	1				
54		Vacant	372-182-027	0 ILENE ST	Private	1.010	43996	18	VACANT	CRL-A		R-10	0		4.36	4.00	3.49	3				3	3				
55		Vacant	372-182-026	0 ILENE ST	Private	0.570	24829	18	VACANT	CRL-A		R-10	0		4.36	2.00	3.49	1				1	1				
56		Vacant	372-182-019	0 DUNCAN DR	Private	0.230	10019	17	VACANT	CRL-A		R-10	0		4.36	1.00	3.49	1				1	1				
57		Vacant	372-182-020	0 DUNCAN DR	Private	0.230	10019	17	VACANT	CRL-A		R-10	0		4.36	1.00	3.49	1				1	1				
58		Vacant	372-182-021	0 DUNCAN DR	Private	0.230	10019	17	VACANT	CRL-A		R-10	0		4.36	1.00	3.49	1				1	1				
59		Vacant	372-182-022	0 DUNCAN DR	Private	0.230	10019	17	VACANT	CRL-A		R-10	0		4.36	1.00	3.49	1				1	1				
60	Creek frontage. Capacity reduced by 10% for creek setback.	Vacant	375-090-005	0 C ST	Private	1.180	51401	18	VACANT	CRL-A		R-40	0		1.09	1.00	0.87	1				1	1				
61		Vacant	375-081-016	0 HARBOR VIEW DR	Private	0.275	11979	18	VACANT	CRL-A		R-6.0	0		7.26	1.00	5.81	1				1	1				
62		Vacant	375-111-014	0 SHELL ST	City	0.160	6970	79	GOVERNMENT	RL		R-6.0	0	0	7.26	1.00	5.81	1				1	1				
63		Vacant	375-111-021	0 BUNDROS CT	Private	0.244	10629	17	VACANT	RL		R-6.0	0		7.26	1.00	5.81	1				1	1				

Appendix A
Inventory of Residential Sites

MAP ID	Comments	Site Type	APN	Address	Ownership	Acres	Assr SqFt	Assr UC	Assr UC Desc	General Plan	Gen Plan Only	Zoning	Existing Single Family Units	Existing Multifamily Units	Maximum Density	Maximum Allowed Units	Realistic Capacity Density	Total Realistic Units	Very Low Units	Low Units	Moderate Units	Above Moderate Units	Total	AB 725-AM:4 units	AB 725-Mod:4 units/s100	Rezone	Prior Cycle
82		Vacant	162-201-010	0 TAHOE DR	Private	0.290	12632	17	VACANT	RL		R-7.5	0		5.80	1.00	4.64	1				1	1				
83		Vacant	162-141-009	0 HILLTOP DR	Private	1.290	56192	10	VACANT	RVL		RR-40	0		1.09	1.00	0.87	1				1	1				
84		Vacant	162-141-007	0 HILLTOP DR	Private	1.020	44431	10	VACANT	RVL		RR-40	0		1.09	1.00	0.87	1				1	1				
85		Vacant	162-141-003	0 UPTON RD	Private	1.620	70567	17	VACANT	RVL		RR-40	0		1.09	1.00	0.87	1				1	1				
86		Vacant	162-142-003	0 VENNER RD	Private	1.930	84071	17	VACANT	RVL		RR-40	0		1.09	2.00	0.87	1				1	1				
87		Vacant	162-060-004	4891 KENDALL CT	Private	1.377	59982	10	VACANT	RVL		RR-40	0		1.09	1.00	0.87	1				1	1				
88		Vacant	162-060-016	0 KENDALL CT	Private	1.040	45302	17	VACANT	RVL		RR-40	0		1.09	1.00	0.87	1				1	1				
89		Vacant	162-100-008	3026 HAMPTON RD	Private	1.150	50094	17	VACANT	RVL		RR-40	0		1.09	1.00	0.87	1				1	1				
90		Vacant	162-040-004	0 MILDEN RD	Private	1.285	55975	10	VACANT	RVL		RR-40	0		1.09	1.00	0.87	1				1	1				
91		Vacant	162-400-019	0 VINE HILL WAY	Private	0.300	13068	17	VACANT	RL		R-10	0		4.36	1.00	3.49	1				1	1				
92		Vacant	367-220-002	5312 STONEHURST DR	Private	2.079	90561	17	VACANT	AV-ERVL		AV/PD	0		1.09	2.00	0.87	1				1	1				
93		Vacant	367-180-004	0 ALHAMBRA VALLEY RD	Private	1.100	47916	17	VACANT	AV-ERVL		AV/R-40	0		1.09	1.00	0.87	1				1	1				
94		Vacant	164-400-033	ROANOAKE DR AND SHENANDOA	City	0.082	3600	79	GOVERNMENT	RL		R-7.5	0	0	5.80	0.00	4.64	1				1	1				
95		Vacant	164-400-032	ROANOAKE DR AND SHENANDOA	City	0.482	21000	79	GOVERNMENT	RL		R-7.5	0	0	5.80	2.00	4.64	2				2	2				
201		GP Rezoned-Underutilized	372-400-006	211 FOSTER ST	Private	6.100	265716	53	INDUSTRIAL	DS		DS	0		35.00	213.00	28.00	170	73	56	17	24	170	Y	Y	DS	4th/5th
203		Underutilized	373-181-001	665 MARINA VISTA AVE	Private	0.849	36982	48	COMMERCIAL	DC	DROA	CC	0		43.00	36.00	34.40	29	12	10	3	4	29	Y			
205		GP Rezoned-Underutilized	373-234-006	427 ESCOBAR ST	Private	0.229	9975	20	VACANT	DC		R-1.5	0		43.00	9.00	34.40	7			3	4	7	Y		CC	4th/5th
207	City-owned site.	Underutilized	373-191-001	ESCOBAR ST/CASTRO ST PARKING	City	0.373	16233	79	GOVERNMENT	DC		CC	0	0	43.00	16.00	34.40	12	7	5			12				
209		Underutilized	373-266-004	902 MAIN ST	Private	0.337	14698	43	BANK	DC		CC	0		43.00	14.00	34.40	11			5	6	11	Y			
211	City-owned site.	Underutilized	373-163-001	WARD ST/LAS JUNTAS ST PARKING	City	0.284	12354	79	GOVERNMENT	DT		CC	0	0	43.00	12.00	34.40	9	5	4			9				
213		Underutilized	374-031-011	0 PACHECO BLVD	Private	0.302	13155	50	VACANT	CRL-C		R-3.5	0		12.40	3.00	9.92	2				2	2				
214		Vacant	374-171-015	0 VALENTE CIR	Private	0.489	21301	17	VACANT	CRL-A		R-6.0	0		7.26	3.00	5.81	2				2	2				
215		Underutilized	372-172-003	215 ARREBA ST	Private	0.785	34195	12	RESID. SINGLE FAMILY	CRL-B		R-3.5	1		12.40	8.00	9.92	6				6	6	Y			
216		Vacant	372-161-012	0 WARREN ST	Private	0.289	12589	17	VACANT	CRL-B		R-3.5	0		12.40	3.00	9.92	2				2	2				
217		Underutilized	372-174-017	112 ARREBA ST	Private	0.764	33280	12	RESID. SINGLE FAMILY	CRL-B		R-3.5	1		12.40	8.00	9.92	6				6	6	Y			
218		Underutilized	375-072-016	6212 SHELL AVE	Private	4.300	187308	15	RESIDENTIAL	CRL-A		R-6.0	0		7.26	31.00	5.81	24				24	24	Y			
220	Capacity reduced by 10% to accommodate creek setback. Existing single family home.	Underutilized	370-280-011	4030 ALHAMBRA WAY	Private	1.170	50965	11	RESID. SINGLE FAMILY	RL		R-6.0	1		7.26	7.00	5.81	5				5	5	Y			
221		Underutilized	161-212-020	0 MORELLO AVE	Private	0.240	10454	30	VACANT	RL		R-6.0	0		4.36	1.00	3.49	1				1	1				
222		Underutilized	161-212-021	0 MORELLO AVE	Private	0.240	10454	30	VACANT	RL		R-6.0	0		4.36	1.00	3.49	1				1	1				
223		Underutilized	161-212-024	0 MORELLO AVE	Private	0.390	16988	30	VACANT	RL		R-10	0		4.36	1.00	3.49	1				1	1				
224		Underutilized	377-070-078	802 MARIE AVE	Private	1.541	67126	12	RESID. SINGLE FAMILY	RL		R-20 (0.09 ac)	1		2.18	2.00	1.74	1				1	1				
225		Underutilized	161-140-014	0 MILANO WAY	Private	1.170	50965	18	VACANT	BPO/RVH		PA	0		30	35.00	24	28	12	9	3	4	28	Y			
226		Underutilized	162-280-019	1301 ROMAN WAY	Private	1.320	57499	33	OFFICE	BPO/RVH		M-R-1.5/PA	0		30	39.00	24	31	13	10	3	5	31	Y			
227		Vacant	373-232-001	403 BERRELLESA ST	Private	0.229	10000	17	VACANT - RESIDENTIAL	CRH		R-1.5			43.00	9.00	34.40	7			3	4	7	Y			
228		Vacant	372-062-001	513 TALBART ST	Private	0.126	5500	20	VACANT	CRH		R-2.5			17.40	2.00	13.92	1			0	1	1				
229		Vacant	372-092-001	225 WARD ST	Private	0.229	10000	17	VACANT - RESIDENTIAL	CRM		R-3.5			12	2.00	10	2			0	2	2				
230		Underutilized	373-225-004	WARD ST AND ALHAMBRA AVE	Non-Res Bldg Operator	0.114	5000	85	PARKING LOT	DC		CC			43.00	4.00	34.40	3			1	2	3				
301	Project. Existing Riverhouse Hotel. Eden Housing proposing 9 additional units.	Pending Project	373-225-003	700 ALHAMBRA AVE	Affordable Housing Provider	0.344	14985	76	RESID. RETIREMENT HOME	DC		CC	0		43.00	14.00	34.40	11	9				9				
303	Approved - 1 single family unit.	Approved Project	374-171-013	2108 VALENTE CIR	Private	0.232	10148	11	RESID. SINGLE FAMILY	CRL-A		R-6.0	1		7.26	0.00	5.81	1				1	1				
304	Approved - 1 single family unit. POPO.	Approved Project	376-010-015	HARBOR VIEW DR AND SHELL AVE	Private	3.819	166356	17	VACANT - RESIDENTIAL	OS/P&R	POPO	OS	1		0.00			1				1	1				
305	Brookside Assisted Living - 41 additional beds.	Approved Project	370-291-013	4110 ALHAMBRA WAY	Private	1.129	49179	70	RESID. RETIREMENT HOME	RL		R-6.0	0		7.26	8.00	5.81	6				0	0				
306	Amare Apartments - 174 market-rate, 9 very low income.	Approved Project	161-400-010	0 ARNOLD DR	Private	4.220	183823	20	VACANT	BPO/RVH		M-R-1.5/PA	0		0.00			0	8	0	59	89	156	Y	Y		
307	Amare Apartments - 174 market-rate, 9 very low income.	Approved Project	161-400-009	0 ARNOLD DR	Private	0.870	37897	20	VACANT	BPO/RVH		M-R-1.5/PA	0		0.00			0	1	0	10	16	27	Y	Y		
308		Underutilized	164-010-027	6200 ALHAMBRA AVE	Private	3.195	139174	12	RESID. SINGLE FAMILY	RL		R-7.5	1		5.80	17.00	4.64	13				13	13	Y			
A		Opportunity-Underutilized	370-190-005	3434 ALHAMBRA AVE	Private	1.559	67910	41	GROCERY STORE	CG		M-NC/TC	0		43	67.00	21.5	33	14	11	3	5	33	Y		AAO	
B2	Adult Education Center. Assumes approximately 2 acres of underutilized site reused for housing.	Opportunity-Underutilized	370-261-003	600 F ST MARTINEZ	School District	4.932	214821	72	SCHOOLS	PI		GF (1.07 ac)	0		43	212.00	21.5	26	11	8	3	4	26	Y		AAO	
C		Opportunity-Underutilized	370-071-005	3780 ALHAMBRA AVE	Service/Labor Organization	0.870	37897	75	MISCELLANEOUS	CG		M-NC/TC	0		43	37.00	21.5	18	8	5	2	3	18			AAO	
D		Opportunity-Underutilized	370-071-010	3800 ALHAMBRA AVE	Private	1.829	79671	36	AUTOMOTIVE USES	CG		M-NC/TC	0		43	78.00	21.5	39	17	13	4	5	39	Y	Y	AAO	
F	John Muir Elementary School. Assumes 25% of site (less than the approximately 4 acres of the site that is not programmed for use in the Master Plan) developed with	Opportunity-Underutilized	376-110-001	205 VISTA WAY	School District	15.020	654271	72	SCHOOLS	PI		GF	0		32	480.00	21.5	80	35	26	8	11	80	Y	Y	AHO	
G		Opportunity-Vacant	377-020-051	0 HOWE RD	Private	2.740	119354	30	VACANT	CLI		L-I	0	0	43	117.00	21.5	58	25	19	6	8	58	Y	Y	MUO	

Appendix A
Inventory of Residential Sites

MAP ID	Comments	Site Type	APN	Address	Ownership	Acres	Assr SqFt	Assr UC	Assr UC Desc	General Plan	Gen Plan Only	Zoning	Existing Single Family Units	Existing Multifamily Units	Maximum Density	Maximum Allowed Units	Realistic Capacity Density	Total Realistic Units	Very Low Units	Low Units	Moderate Units	Above Moderate Units	Total	AB 725-AM:4 units	AB 725-Mod:4 units/s100 units/ac	Rezone	Prior Cycle
H	Capacity assumes only 1.5 acres of undeveloped area of site is developed with housing.	Opportunity-Underutilized	161-212-038	68 MORELLO AVE	Religious Organization	3.640	158558	71	CHURCH	RL		R-10	1		50.00	181.00	40.00	59	35	24	0	0	59			CSO	
I		Opportunity-Vacant	377-020-057	0 HOWE RD	Private	0.939	40903	30	VACANT	CLI		SC	0	0	43	40.00	22	20	11	7	1	1	20			MUO	
J	Capacity assumes only 1.5 acres of undeveloped area of site is developed with housing.	Opportunity-Underutilized	377-090-076	MORELLO HILLS DR	Religious Organization	7.460	324958	71	CHURCH	RL		R-6.0	0		50.00	373.00	40.00	60	36	24	0	0	60			CSO	
K1		Opportunity-Underutilized	377-120-030	0 ARNOLD DR	Private	0.447	19471	50	VACANT	CR		M-R&D/CC	0	0	43	19.00	21.5	9			4	5	9	Y	Y	MUO	
K2	Sites K2 and K3 have same owner.	Opportunity-Underutilized	377-120-035	1027 ARNOLD DR	Private	0.168	7318	30	VACANT	CR		M-R&D/CC	0	0	43	7.00	21.5	3			1	2	3			MUO	
K3	Sites K2 and K3 have same owner.	Opportunity-Underutilized	377-120-039	ARNOLD DR PARKING LOT	Private	11.167	486435	87	COMMON AREA PARCELS - MISC	CR		M-R&D/CC	0		43	480.00	21.5	240	103	79	24	34	240	Y	Y	MUO	
L		Opportunity-Underutilized	161-130-020	0 ARNOLD INDUSTRIAL HWY	Private	0.276	12023	10	VACANT	BPO		PA	0	0	43	11.00	21.5	5			2	3	5	Y		MUO	
M1		Underutilized	162-263-007	270 MUIR STATION RD	Private	0.963	41948	11	RESID SINGLE FAM	RM		R-3.5	1	0	12.40	10.00	9.92	8				8	8	Y			
M2		Underutilized	162-263-002	210 MUIR STATION RD	Private	0.400	17424	11	RESID SINGLE FAM	RM		R-3.5	1	0	12.40	3.00	9.92	2				2	2				
M3	Grace Episcopal Church. Capacity assumes only 1.5 acres of undeveloped area of site is developed with housing. 0.28 acre is OS/POPD and not identified or assumed for overlay designation.	Opportunity-Underutilized	162-263-010	130 Muir Station Road	Religious Organization	6.164	268504	71	CHURCH	RM	0.28 ac of parcel is OS with PO	R-3.5	0	0	50.00	308.00	40.00	60	36	24	0	0	60			CSO	
O3		Opportunity-Underutilized	152-022-006	6645 ALHAMBRA AVE	Private	0.180	7841	33	OFFICE	CN		NC	0		43	7.00	21.5	3			1	2	3			AAO	
O4		Opportunity-Underutilized	152-022-004	6655 ALHAMBRA AVE	Private	0.300	13068	35	AUTOMOTIVE USES	CN		NC	0	0	43	12.00	21.5	6			3	3	6			AAO	
O5		Opportunity-Underutilized	152-022-009	6635 ALHAMBRA AVE #300	Private	1.570	68389	31	RETAIL SALES	CN		NC	0		43	67.00	21.5	33	14	11	3	5	33	Y		AAO	
P1	DROA.	GP Rezone-Underutilized	373-241-001	BERRELLESA ST		0.620	27007	56	INDUSTRIAL	DS	DROA	DS			35.00	21.00	28.00	17	7	6	2	2	17			DS	
P2	DROA.	GP Rezone-Underutilized	373-241-016	211 BERRELLESA ST		0.300	13068	56	INDUSTRIAL	DS	DROA	DS			35.00	10.00	28.00	8			4	4	8	Y	Y	DS	
R		GP Rezone-Underutilized	373-222-007	604 ALHAMBRA AVE		0.229	9978	85	PARKING LOT	DC	DROA	CC			43.00	9.00	34.40	7			3	4	7	Y			
S		Opportunity-Underutilized	376-010-012	2370 HARBOR VIEW DR	Religious Organization	4.510	196456	71	CHURCH	RL		R-3.5			50.00	225.00	40.00	90	39	30	9	13	91	Y	Y	CSO	
T1		Opportunity-Underutilized	376-041-004	MISSOURI ST AND WYOMING ST	Religious Organization	1.310	57064	71	CHURCH	RL		R-6.0			50.00	65.00	40.00	26	11	9	3	4	27	Y		CSO	
T2		Opportunity-Vacant	376-042-010	WYOMING ST	Religious Organization	0.550	23958	71	CHURCH	RL		R-6.0			50.00	27.00	40.00	11	5	4	1	2	12			CSO	

ve from Inventory

81	Adult Education Center. Entire site is underutilized (unoccupied former Wendy's building in disrepair, site is fully fenced to limit access).	Opportunity-Underutilized	370-261-002	ALHAMBRA AVE	School District	0.714	31081	29	GOVERNMENT	CG		M-NC/TC	0		43	30.00	21.5	0	0	0	0	0	0			AAO	
202	Corporation Yard. DROA.	GP Rezone-Underutilized	373-242-001	300 ALHAMBRA AVE	Private	0.170	7405	36	AUTOMOTIVE USES	DS	DROA	DS	0		35.00	5.00	28.00	4				4	4	Y		DS	4th/5th
Q1		Opportunity-Underutilized	152-022-011	6635 ALHAMBRA AVE	Private	0.900	39204	31	RETAIL SALES	CN		NC	0		43	38.00	21.5	19	8	6	2	3	19			AAO	
Q2		Opportunity-Underutilized	152-022-012	ALHAMBRA AVE	Private	1.150	50486	31	RETAIL SALES	CN		NC	0		43	49.00	21.5	24	11	8	2	3	24			AAO	
E		Opportunity-Underutilized	370-280-010	4032 ALHAMBRA WAY	Private	1.120	48787	26	APARTMENTS	RL		R-6.0	0	14	43	34.00	21.5	10			5	5	10	Y	Y	AAO	
204	Train Depot and parking. Approx. 50% of site is railroad right of way (ROW). Site capacity reduced by 50% to account for ROW.	GP Rezone-Underutilized	373-270-003	401 MARINA VISTA AVE	City	0.950	41382	29	GOVERNMENT	DG	top half is RR/ROW, right half	CC	0		43.00	40.00	21.50	20	8	7	2	3	20	Y	Y	DG	

APPENDIX B

Underutilized Sites

**Appendix B
Underutilized Sites**

MAP ID	Is Nonvacant Site Appropriate for Inventory under Nonvacant Criteria 1 or 2?	Assr UC Desc	APN	Address	Land Value	Improvement Value	Total Value	Existing Building SqFt	Existing Residential Units	Year Built	Development Ratio	Improvement to Land Value Ratio	Miles-Transit	Miles-Services	<0.5 Mile to Transit or Services	Incentives for Residential Development	Criteria 1: Ownership/Development Interest	Existing Use Criteria - No Structure	Criteria 2 - Existing Use Intensity <1.83 Development Ratio)	Criteria 2: Existing - Building Age (No Age,) or Year Built from 1907-1989)	Criteria 2: Existing Improvement to Land Value Ratio (0-2.7)	Criteria 2: Existing Use (Parking, Retail, Commercial, Industrial, Office, Residential)
14	Underutilized - parking lot. Site is consistent with Nonvacant Criteria 2: Site meets at least 3 of the 5 existing conditions criteria.	VACANT	373-213-001	0 WARD ST	22617	0	22617	0	0	0	0.00	0.00	0.061	0.071	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes
81	Underutilized - parking lot. Site is consistent with Nonvacant Criteria 2: Site meets at least 3 of the 5 existing conditions criteria.	VACANT	162-310-002	0 CENTER AVE	375347	0	375347	0	0	0	0.00	0.00	0.311	0.609	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes
201	Underutilized - industrial use with low development ratio. Site is consistent with Nonvacant Criteria 2: Site meets at least 3 of the 5 existing conditions criteria.	INDUSTRIAL	372-400-006	211 FOSTER ST	162172	280733	442905	13815	0	0	0.05	1.73	0.321	0.166	Yes	Yes	No	No	Yes	Yes	Yes	Yes
203	Underutilized - commercial use. Site is consistent with Nonvacant Criteria 2: Site meets at least 3 of the 5 existing conditions criteria.	COMMERCIAL	373-181-001	665 MARINA VISTA AVE	809296	995216	1804512	11724	0	1928	0.32	1.23	0.129	0.117	Yes	Yes	No	No	Yes	Yes	Yes	
205	Underutilized - parking lot. Site is consistent with Nonvacant Criteria 2: Site meets at least 3 of the 5 existing conditions criteria.	VACANT	373-234-006	427 ESCOBAR ST	218727	0	218727	0	0	0	0.00	0.00	0.038	0.070	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes
207	City-owned site. Site is consistent with Nonvacant Criteria 1.	GOVERNMENT	373-191-001	ESCOBAR ST/CASTRO ST PARKING LO	44551	6197	50748	0	0	0	0.00	0.14	0.061	0.029	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes
209	Former Wells Fargo Bank. Property for sale (Loopnet). Site is consistent with Nonvacant Criteria 2: Site meets at least 3 of the 5 existing conditions criteria.	BANK	373-266-004	902 MAIN ST	295451	656524	951975	5889	0	1968	0.40	2.22	0.057	0.030	Yes	Yes	No	No	Yes	Yes	Yes	Yes
211	City-owned site (parking lot). Site is consistent with Nonvacant Criteria 1.	GOVERNMENT	373-163-001	WARD ST/LAS JUNTAS ST PARKING LO	72045	4110	76155	0	0	0	0.00	0.06	0.070	0.039	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes
213	Underutilized - site has small structure of minimal value (\$0 value per County assessor). Site is consistent with Nonvacant Criteria 2: Site meets at least 3 of the 5 existing conditions criteria.	VACANT	374-031-011	0 PACHECO BLVD	114393	0	114393	0	0	0	0.00	0.00	0.047	0.078	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes
215	Underutilized -single family unit. Site is consistent with Nonvacant Criteria 2: Site meets at least 3 of the 5 existing conditions criteria.	RESID. SINGLE FAMILY	372-172-003	215 ARREBA ST	49799	12424	62223	2832	1	1880	0.08	0.25	0.160	0.250	Yes	Yes	No	No	Yes	No	Yes	Yes
217	Underutilized -single family unit. Site is consistent with Nonvacant Criteria 2: Site meets at least 3 of the 5 existing conditions criteria.	RESID. SINGLE FAMILY	372-174-017	112 ARREBA ST	420000	170000	590000	1041	1	1912	0.03	0.40	0.188	0.257	Yes	Yes	No	No	Yes	Yes	Yes	No
218	Underutilized - small structure estimated to be less than 300 s.f. with minimal value (\$2,229); no assessed square footage or building date. Site is consistent with Nonvacant Criteria 2: Site meets at least 3 of the 5 existing conditions criteria.	RESIDENTIAL	375-072-016	6212 SHELL AVE	76983	2229	79212	0	0	0	0.00	0.03	0.550	0.561	Yes	Yes	No	No	Yes	Yes	Yes	Yes
220	Underutilized - Single family residential unit. Capacity reduced by 10% to accommodate creek setback. Site is consistent with Nonvacant Criteria 2: Site meets at least 3 of the 5 existing conditions criteria.	RESID. SINGLE FAMILY	370-280-011	4030 ALHAMBRA WAY	250279	102266	352545	1391	1	1922	0.03	0.41	0.536	0.488	Yes	Yes	No	No	Yes	Yes	Yes	No
221	Underutilized - parking lot. Site is consistent with Nonvacant Criteria 2: Site meets at least 3 of the 5 existing conditions criteria.	VACANT	161-212-020	0 MORELLO AVE	30680	0	30680	0	0	0	0.00	0.00	0.132	0.417	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes
222	Underutilized - parking lot. Site is consistent with Nonvacant Criteria 2: Site meets at least 3 of the 5 existing conditions criteria.	VACANT	161-212-021	0 MORELLO AVE	30680	0	30680	0	0	0	0.00	0.00	0.132	0.417	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes
223	Underutilized - surface parking/storage. Site is consistent with Nonvacant Criteria 2: Site meets at least 3 of the 5 existing conditions criteria.	VACANT	161-212-024	0 MORELLO AVE	30680	0	30680	0	0	0	0.00	0.00	0.132	0.417	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes
224	Underutilized - single family residence. Site is consistent with Nonvacant Criteria 2: Site meets at least 3 of the 5 existing conditions criteria.	RESID. SINGLE FAMILY	377-070-078	802 MARIE AVE	557758	267722	825480	1625	1	1977	0.02	0.48	0.191	0.514	Yes	Yes	No	No	Yes	Yes	Yes	No
225	Underutilized - parking lot. Site is consistent with Nonvacant Criteria 2: Site meets at least 3 of the 5 existing conditions criteria.	VACANT	161-140-014	0 MILANO WAY	37343	0	37343	0	0	0	0.00	0.00	0.059	0.702	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes

**Appendix B
Underutilized Sites**

MAP ID	Is Nonvacant Site Appropriate for Inventory under Nonvacant Criteria 1 or 2?	Assr UC Desc	APN	Address	Land Value	Improvement Value	Total Value	Existing Building SqFt	Existing Residential Units	Year Built	Development Ratio	Improvement to Land Value Ratio	Miles-Transit	Miles-Services	<0.5 Mile to Transit or Services	Incentives for Residential Development	Criteria 1: Ownership/Development Interest	Existing Use Criteria - No Structure	Criteria 2 - Existing Use Intensity <1.83 (Development Ratio)	Criteria 2: Existing - Building Age (No Age,) or Year Built from 1907-1989)	Criteria 2: Existing Improvement to Land Value Ratio (0-2.7)	Criteria 2: Existing Use (Parking, Retail, Commercial, Industrial, Office, Residential)
226	Underutilized - Kaiser office and parking area. Site is consistent with Nonvacant Criteria 2: Site meets at least 3 of the 5 existing conditions criteria.	OFFICE	162-280-019	1301 ROMAN WAY	283124	876211	1174612	7200	0	0	0.13	3.09	0.236	0.339	Yes	Yes	No	No	Yes	Yes	No	Yes
230	Underutilized - parking lot. Site is consistent with Nonvacant Criteria 2: Site meets at least 3 of the 5 existing conditions criteria.	PARKING LOT	373-225-004	WARD ST AND ALHAMBRA AVE	115274	0	115274	0	0	0	0.00	0.00	0.058	0.068	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes
308	Underutilized -single family unit. Site is consistent with Nonvacant Criteria 2: Site meets at least 3 of the 5 existing conditions criteria.	RESID. SINGLE FAMILY	164-010-027	6200 ALHAMBRA AVE	1353117	42887	1396004	1165	1	1890	0.01	0.03	0.074	0.088	Yes	Yes	No	No	Yes	No	Yes	Yes
A	Underutilized - parking lot. Site is consistent with Nonvacant Criteria 2: Site meets at least 3 of the 5 existing conditions criteria.	GROCERY STORE	370-190-005	3434 ALHAMBRA AVE	1508928	75415	1584343	0	0	0	0.00	0.05	0.100	0.097	Yes	Yes		No	Yes	Yes	Yes	Yes
B2	Adult Education Center. Approximately 2 acres of site underutilized (parking, storage). MUSD Master Plan indicates that the current dilapidated campus is cost-prohibitive to modernize and identifies potential solutions including leasing the majority of the site to a developer and rebuilding all or some of the existing uses on a portion of the site. Site meets Nonvacant Criteria 1.	SCHOOLS	370-261-003	600 F ST MARTINEZ	142497	1095132	1237629	0	0	Pre-1980	0.00	7.69	0.112	0.015	Yes	Yes	Yes	No	Yes	Yes	No	Yes
C	Underutilized - union office, more than 50% of site is parking. Site is consistent with Nonvacant Criteria 2: Site meets at least 3 of the 5 existing conditions criteria.	MISCELLANEOUS	370-071-005	3780 ALHAMBRA AVE	249489	752001	1084344	8449	0	1948	0.22	3.01	0.019	0.140	Yes	Yes	No	No	Yes	Yes	No	Yes
D	Underutilized - tire shop. Site is consistent with Nonvacant Criteria 2: Site meets at least 3 of the 5 existing conditions criteria.	AUTOMOTIVE USES	370-071-010	3800 ALHAMBRA AVE	1217700	3142300	4360000	20000	0	1955	0.25	2.58	0.071	0.197	Yes	Yes	No	No	Yes	Yes	Yes	Yes
F	Underutilized - John Muir Elementary School. Approximately 25% of site that is not developed is considered available in the inventory; this amount is less than the approximately 4 acres of the site that is not programmed for use in the MUSD Master Plan. Site meets Nonvacant Criteria 1.	SCHOOLS	376-110-001	205 VISTA WAY	173247	1806757	1980004	0	0	0	0.00	10.43	0.251	0.147	Yes	Yes	Yes	No	Yes	Yes	No	Yes
H	Underutilized - New Vista Christian School; partially vacant. Site is limited to vacant portion of parcel. Site is consistent with Nonvacant Criteria 2: Site meets at least 3 of the 5 existing conditions criteria.	CHURCH	161-212-038	68 MORELLO AVE	1156296	1130016	2304604	28112	1	1970	0.18	0.98	0.045	0.484	Yes	Yes	No	No	Yes	Yes	Yes	No
J	Underutilized - parking lot. Site is consistent with Nonvacant Criteria 2: Site meets at least 3 of the 5 existing conditions criteria.	CHURCH	377-090-076	MORELLO HILLS DR	997562	1139510	2137072	9211	0	1961	0.03	1.14	0.396	0.218	Yes	Yes	No	No	Yes	Yes	Yes	Yes
K1	Underutilized - parking lot. Site is consistent with Nonvacant Criteria 2: Site meets at least 3 of the 5 existing conditions criteria.	VACANT	377-120-030	0 ARNOLD DR	696041	0	696041	0	0	0	0.00	0.00	0.148	0.089	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes
K2	Underutilized - parking lot. Site is consistent with Nonvacant Criteria 2: Site meets at least 3 of the 5 existing conditions criteria.	VACANT	377-120-035	1027 ARNOLD DR	285000	0	285000	0	0	0	0.00	0.00	0.227	0.105	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes
K3	Underutilized - common area. Site is consistent with Nonvacant Criteria 2: Site meets at least 3 of the 5 existing conditions criteria.	COMMON AREA PARCELS - MISC	377-120-039	ARNOLD DR PARKING LOT	0	0	0	0	0	0	0.00	0.00	0.227	0.035	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes
L	Underutilized - parking lot. Site is consistent with Nonvacant Criteria 2: Site meets at least 3 of the 5 existing conditions criteria.	VACANT	161-130-020	0 ARNOLD INDUSTRIAL HWY	262794	0	262794	0	0	0	0.00	0.00	0.026	0.315	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes
M1	Underutilized -single family unit. Site is consistent with Nonvacant Criteria 2: Site meets at least 3 of the 5 existing conditions criteria.	RESID SINGLE FAM	162-263-007	270 MUIR STATION RD	93694	121025	214719	791	1	1939	0.02	1.29	0.252	0.234	Yes	Yes	No	No	Yes	Yes	Yes	No
M2	Underutilized -single family unit. Site is consistent with Nonvacant Criteria 2: Site meets at least 3 of the 5 existing conditions criteria.	RESID SINGLE FAM	162-263-002	210 MUIR STATION RD	78257	31293	109550	912	1	1942	0.05	0.40	0.330	0.312	Yes	Yes	No	No	Yes	Yes	Yes	No

**Appendix B
Underutilized Sites**

MAP ID	Is Nonvacant Site Appropriate for Inventory under Nonvacant Criteria 1 or 2?	Assr UC Desc	APN	Address	Land Value	Improvement Value	Total Value	Existing Building SqFt	Existing Residential Units	Year Built	Development Ratio	Improvement to Land Value Ratio	Miles-Transit	Miles-Services	<0.5 Mile to Transit or Services	Incentives for Residential Development	Criteria 1: Ownership/Development Interest	Existing Use Criteria - No Structure	Criteria 2 - Existing Use Intensity <1.83 Development Ratio)	Criteria 2: Building Age (No Age,) or Year Built from 1907-1989)	Criteria 2: Existing Improvement to Land Value Ratio (0-2.7)	Criteria 2: Existing Use (Parking, Retail, Commercial, Industrial, Office, Residential)
M3	Underutilized - industrial use with low value, minor improvements and no permanent structure. Site is consistent with Nonvacant Criteria 2: Site meets at least 3 of the 5 existing conditions criteria.	CHURCH	162-263-010	130 Muir Station Road	49640	592928	642568	8602	0	1962	0.03	11.94	0.384	0.366	Yes	Yes	Yes	No	Yes	Yes	No	No
O3	Underutilized - older strip mall. Multiple underutilized parking/landscaping areas that could accommodate intensification or redevelopment. Site has potential for consolidation with Sites O1 through O5 (O1 and O2 are not included in inventory but are being rezoned to encourage redevelopment of the entire area). Site is consistent with Nonvacant Criteria 2: Site meets at least 3 of the 5 existing conditions criteria.	OFFICE	152-022-006	6645 ALHAMBRA AVE	36922	131980	168902	1420	0	1978	0.18	3.57	0.169	0.011	Yes	Yes	No	No	Yes	Yes	No	Yes
O4	Underutilized - older strip mall. Multiple underutilized parking/landscaping areas that could accommodate intensification or redevelopment. Site has potential for consolidation with Sites O1 through O5 (O1 and O2 are not included in inventory but are being rezoned to encourage redevelopment of the entire area). Site is consistent with Nonvacant Criteria 2: Site meets at least 3 of the 5 existing conditions criteria.	AUTOMOTIVE USES	152-022-004	6655 ALHAMBRA AVE	612278	220668	832946	1120	0	1964	0.09	0.36	0.168	0.051	Yes	Yes	No	No	Yes	Yes	Yes	Yes
O5	Underutilized - older strip mall. Multiple underutilized parking/landscaping areas that could accommodate intensification or redevelopment. Site has potential for consolidation with Sites O1 through O5 (O1 and O2 are not included in inventory but are being rezoned to encourage redevelopment of the entire area). Site is consistent with Nonvacant Criteria 2: Site meets at least 3 of the 5 existing conditions criteria.	RETAIL SALES	152-022-009	6635 ALHAMBRA AVE #300	820039	1361727	2181766	9784	0	1989	0.14	1.66	0.154	0.347	Yes	Yes	No	No	Yes	Yes	Yes	Yes
P1	Underutilized - industrial use with low value, minor improvements and no permanent structure. Site is consistent with Nonvacant Criteria 2: Site meets at least 3 of the 5 existing conditions criteria.	INDUSTRIAL	373-241-001	BERRELLESA ST	42472	439	42911	0	0	0	0.00	0.01	0.185	0.225	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes
P2	Underutilized - industrial use with low value, minor improvements and no permanent structure. Site is consistent with Nonvacant Criteria 2: Site meets at least 3 of the 5 existing conditions criteria.	INDUSTRIAL	373-241-016	211 BERRELLESA ST	44372	2358	46730	0	0	0	0.00	0.05	0.147	0.187	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes
R	Underutilized - parking lot. Site is consistent with Nonvacant Criteria 2: Site meets at least 3 of the 5 existing conditions criteria.	PARKING LOT	373-222-007	604 ALHAMBRA AVE	293704	25120	318824	0	0	0	0.00	0.09	0.066	0.100	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes
S	Underutilized - vacant portion of church site has potential to accommodate residential development. Site is consistent with Nonvacant Criteria 2: Site meets at least 3 of the 5 existing conditions criteria.	CHURCH	376-010-012	2370 HARBOR VIEW DR	706350	76500	782850	4632	0	1963	0.02	0.11	0.667	0.793	No	Yes	No	No	Yes	Yes	Yes	No
T1	Underutilized - vacant portion of church site has potential to accommodate residential development. Site is consistent with Nonvacant Criteria 2: Site meets at least 3 of the 5 existing conditions criteria.	CHURCH	376-041-004	MISSOURI ST AND WYOMING ST	187642	268921	456563	4255	0	1956	0.07	1.43	0.667	0.708	No	Yes	No	No	Yes	Yes	Yes	No

emoved Sites

**Appendix B
Underutilized Sites**

MAP ID	Is Nonvacant Site Appropriate for Inventory under Nonvacant Criteria 1 or 2?	Assr UC Desc	APN	Address	Land Value	Improvement Value	Total Value	Existing Building SqFt	Existing Residential Units	Year Built	Development Ratio	Improvement to Land Value Ratio	Miles-Transit	Miles-Services	<0.5 Mile to Transit or Services	Incentives for Residential Development	Criteria 1: Ownership/Development Interest	Existing Use Criteria - No Structure	Criteria 2 - Existing Use Intensity <1.83 (Development Ratio)	Criteria 2: Existing - Building Age (No Age,) or Year Built from 1907-1989)	Criteria 2: Existing Improvement to Land Value Ratio (0-2.7)	Criteria 2: Existing Use (Parking, Retail, Commercial, Industrial, Office, Residential)
B1	Adult Education Center. Entire site is underutilized (unoccupied former Wendy's building in disrepair, site is fully fenced to limit access).	GOVERNMENT	370-261-002	ALHAMBRA AVE	46895	0	46895	0	0	0	0.00	0.00	0.021	0.146	Yes	Yes					Yes	No
202	Corporation Yard. DROA.	AUTOMOTIVE USES	373-242-001	300 ALHAMBRA AVE	43914	91921	135835	15050	0	0	2.03	2.09	0.132	0.172	Yes	Yes			No	Yes	No	Yes
Q1	Q1-Q5: Older strip mall. Multiple underutilized parking/landscaping areas that could accommodate intensification or redevelopment.	RETAIL SALES	152-022-011	6635 ALHAMBRA AVE	616060	1140345	1756405	9784	0	1988	0.25	1.85	0.135	0.328	Yes	Yes			No	Yes	Yes	Yes
Q2	Q1-Q5: Older strip mall. Multiple underutilized parking/landscaping areas that could accommodate intensification or redevelopment.	RETAIL SALES	152-022-012	ALHAMBRA AVE	794024	1187522	1981546	9784	0	1988	0.19	1.50	0.135	0.328	Yes	Yes			No	Yes	Yes	Yes
E		RESID- APARTMENTS	370-280-010	4032 ALHAMBRA WAY	464159	2627146	3102786	11632	14	1962	0.24	5.66	0.536	0.488	Yes	Yes			No	Yes	Yes	Yes
204	Train Depot. Partly RR ROW; partly DROA	GOVERNMENT	373-270-003	401 MARINA VISTA AVE	294669	0	294669	0	0	0	0.00	0.00	0.079	0.102	Yes	Yes			Yes	Yes	Yes	No

APPENDIX C

Housing Needs and Priorities Survey

Q1 Do you live in Martinez?

Answered: 160 Skipped: 0

ANSWER CHOICES	RESPONSES	
Yes	95.00%	152
No	5.00%	8
TOTAL		160

Q2 How long have you lived in the City?

Answered: 154 Skipped: 6

ANSWER CHOICES	RESPONSES	
0-2 years	11.04%	17
2-5 years	11.69%	18
5-10 years	12.99%	20
10+ years	46.10%	71
Other (please specify)	18.18%	28
TOTAL		154

#	OTHER (PLEASE SPECIFY)	DATE
1	Three generations	12/2/2022 5:09 PM
2	55	11/30/2022 9:18 PM
3	50+ years	11/30/2022 9:12 PM
4	40+	11/30/2022 10:24 AM
5	43 years	11/29/2022 7:47 PM
6	65 years	11/29/2022 2:13 PM
7	64 years	11/29/2022 1:57 PM
8	32 yrs	11/29/2022 8:02 AM
9	On and off for the past 30 years	11/29/2022 4:30 AM
10	70 years	11/27/2022 4:34 PM
11	On and off for aout 45 years	11/26/2022 8:44 PM
12	43 yrs	11/26/2022 4:18 PM
13	36 years, my whole life 6th generations since before Martinez was incorporated.	11/26/2022 12:48 AM
14	62	11/25/2022 8:20 PM
15	40 years. Moved here age 23	11/25/2022 2:04 PM
16	lived in Martinez about 2 years, some time ago.	11/25/2022 12:42 PM
17	40 years. Moved as 23year old from Richmond after discovering Mtz 4th of July event at wayerfront	11/25/2022 9:09 AM
18	N/a	11/17/2022 3:01 PM
19	26 years	11/16/2022 11:52 AM
20	46 years	11/16/2022 6:12 AM
21	34 years	11/15/2022 6:42 PM
22	34 years	11/15/2022 6:17 PM
23	I live in unincorporated Martinez now after living 47 years in Martinez.	11/2/2022 9:02 AM
24	36 years +	10/17/2022 7:09 PM

Martinez Housing Needs and Priorities Survey

25	65	10/13/2022 3:55 PM
26	All 59 years	10/12/2022 4:06 PM
27	44 years	10/12/2022 9:03 AM
28	Lived in Alamo for 27 years	10/5/2022 2:01 PM

Q3 What made you decide to live here? (Select all that apply)

Answered: 154 Skipped: 6

ANSWER CHOICES	RESPONSES	
Proximity to job/work	36.36%	56
Quality of housing stock	19.48%	30
Proximity to family and/or friends	35.71%	55
Affordability	52.60%	81
Quality of local school system	24.68%	38
Safety of neighborhood	38.96%	60
City services and programs	6.49%	10
Proximity to shopping and services	22.73%	35
Other (please specify)	32.47%	50
Total Respondents: 154		

#	OTHER (PLEASE SPECIFY)	DATE
1	Access to parks, open space and water. How is that not on the list? Best City in the County	1/9/2023 3:49 PM
2	Cute old downtown charm	1/7/2023 9:18 AM
3	Quaint, inviting, walkable, and vibrant downtown.	12/29/2022 11:31 AM
4	born and raised here	12/13/2022 10:27 AM
5	Fell in love with the house I bought in 1987	12/12/2022 6:28 PM
6	Waterfront, historic downtown with live music events, old homes with character	12/9/2022 9:52 PM
7	Outdoor / green space hiking trail accessibility trails	12/9/2022 5:53 PM
8	Third generation	12/2/2022 5:09 PM
9	School district	12/2/2022 3:23 AM
10	Small town feel with historic downtown	12/1/2022 5:35 PM
11	House belongs to parents and allow us to live there paying an affordable rent	12/1/2022 5:19 PM
12	Moved here with my parents	11/30/2022 9:12 PM
13	VA loan availability	11/30/2022 2:51 PM
14	got a good deal on house	11/30/2022 9:31 AM
15	Charm and diversity	11/30/2022 12:42 AM
16	Open space	11/29/2022 9:03 PM
17	At the time being able to purchase a home close to family and work	11/29/2022 7:47 PM
18	Parents moved here in 1956...	11/29/2022 2:13 PM
19	renting condo	11/29/2022 9:19 AM
20	Courthouse proximity for work	11/29/2022 4:30 AM

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21	Born here	11/28/2022 11:42 PM
22	Charm of town, walkability	11/28/2022 7:41 PM
23	Within a semi-acceptable distance/commute into the city	11/28/2022 5:32 AM
24	Open spaces (Briones, marina, hills and parks	11/27/2022 10:09 PM
25	No traffic 1974	11/27/2022 4:34 PM
26	It is a community of people I enjoy. It's a great small town culture	11/26/2022 8:44 PM
27	Market praise opportunities.	11/26/2022 6:13 PM
28	job was here	11/26/2022 4:18 PM
29	open space	11/25/2022 9:42 PM
30	culture, music, and community parks / marina	11/25/2022 4:36 PM
31	Fell in love with Mtz after coming here for a 4th of July celebration at the waterfront	11/25/2022 2:04 PM
32	old age. need to be near family.	11/25/2022 12:00 PM
33	Charm. Small town feel so different from where I grew up	11/25/2022 9:09 AM
34	Access to open space	11/20/2022 8:46 PM
35	N/a	11/17/2022 3:01 PM
36	House has water views	11/16/2022 12:46 PM
37	Proximity to water	11/15/2022 6:14 PM
38	City history	11/15/2022 10:05 AM
39	Parks and public spaces	11/9/2022 4:03 PM
40	Fled over-developed downtown Walnut Creek and moved back to suburbia (Virginia Hills)	10/20/2022 1:08 PM
41	Small town feel and beauty had not been ruined yet	10/17/2022 7:09 PM
42	Born to parents that lived in Martinez, CA	10/16/2022 6:27 PM
43	34+ years ago we had services/shopping (grocery, pharmacy etc) pool, waterfront within walking distance. Small town feel within metropolitan area.	10/15/2022 12:13 PM
44	Born and raised here	10/13/2022 3:55 PM
45	It feels like we live in a small town. We know our neighbors and we feel part of a community in a way we haven't in any other Bay Area city.	10/12/2022 9:03 AM
46	Vibrant downtown. Community focus.	10/12/2022 8:51 AM
47	Near family	10/12/2022 7:41 AM
48	Waterfront/greenery	10/12/2022 7:26 AM
49	I am a developer investing in Martinez	10/5/2022 2:01 PM
50	Waterfront and farmer's market	10/5/2022 6:40 AM

Q4 Do you currently own or rent your home?

Answered: 148 Skipped: 12

ANSWER CHOICES	RESPONSES	
I own my home	80.41%	119
I rent my home	16.89%	25
I live with extended family or with another household	1.35%	2
I rent a room in a home	1.35%	2
I am currently without permanent shelter	0.00%	0
TOTAL		148

Q5 Select the type of housing that best describes your current home.

Answered: 148 Skipped: 12

ANSWER CHOICES	RESPONSES	
Single-family home (detached)	83.11%	123
Duplex/attached home	8.11%	12
Multi-family home (apartment/condominium)	7.43%	11
Accessory Dwelling Unit, granny flat, guest house	0.00%	0
Mobile home	0.68%	1
Currently without permanent shelter	0.00%	0
Other (please specify)	0.68%	1
TOTAL		148

#	OTHER (PLEASE SPECIFY)	DATE
1	1 bedroom cottage	12/13/2022 10:29 AM

Q6 How would you rate the physical condition of the residence you live in?

Answered: 148 Skipped: 12

ANSWER CHOICES	RESPONSES	
Sound: Very good to excellent condition and needs minimal repairs	58.78%	87
Minor : Shows signs of minor deferred maintenance (e.g., peeling paint, chipped stucco, missing shingles, etc.)	20.27%	30
Moderate: Needs one modest rehabilitation improvements (e.g., new roof, new wood siding, replacement of stucco, etc.)	12.84%	19
Substantial: Needs two or more major upgrades (e.g., new foundation, roof replacement, new plumbing, new electrical, etc.)	8.11%	12
Dilapidated: Building appears structurally unsound, unfit for human habitation in its current condition, and demolition or major rehabilitation is required	0.00%	0
TOTAL		148

Q7 How satisfied are you with your current housing situation?

Answered: 148 Skipped: 12

ANSWER CHOICES	RESPONSES	
I am very satisfied	56.08%	83
I am somewhat satisfied	33.11%	49
I am somewhat dissatisfied	6.76%	10
I am dissatisfied	2.03%	3
If you answered dissatisfied or somewhat dissatisfied please provide a reason below.	2.03%	3
TOTAL		148

#	IF YOU ANSWERED DISSATISFIED OR SOMEWHAT DISSATISFIED PLEASE PROVIDE A REASON BELOW.	DATE
1	We love our house, however there is a 24 unit county drug section 8 housing on our corner which has constant violent outbursts in the middle of the night, which diminishes our quality of life.	12/2/2022 5:14 PM
2	crime. porch thieves.	11/25/2022 12:01 PM
3	I have a high HOA. I also have stairs which are tough on my old knees. I don't have a yard and the HOA is not doing anything to stop what ever is causing the wetness in my basement.	11/15/2022 12:47 PM

Q8 Which of the following housing upgrades or expansions have you considered making on your home?

Answered: 148 Skipped: 12

ANSWER CHOICES	RESPONSES
Room addition	17.57% 26
Roofing, painting, and general home repairs	39.86% 59
Accessory dwelling unit	16.22% 24
HVAC, solar, and electrical	32.43% 48
Landscaping	33.11% 49
Does not apply	27.70% 41
Other (please specify)	12.84% 19
Total Respondents: 148	

#	OTHER (PLEASE SPECIFY)	DATE
1	Outdoor kitchen	12/29/2022 11:32 AM
2	Have been in the process of updating home si ce 2020 and before.	12/12/2022 6:32 PM
3	Outbuilding, barn, fencing	12/1/2022 11:47 PM
4	New foundation	12/1/2022 5:22 PM
5	Would love to be able to add a second story.....Or basement	11/30/2022 2:54 PM
6	Solar	11/30/2022 12:43 AM
7	Recently painted interior and exterior. New kitchen flooring and appliances, new roof and remodeled bathroom in the past 1-4 years	11/29/2022 7:51 PM
8	We have all ready done all these upgrades all ready.	11/29/2022 10:30 AM
9	i already did a room addition, a kitchen remodel and landscaping	11/26/2022 4:20 PM
10	Upgrade windows and sliding doors for better efficiency	11/26/2022 1:31 PM
11	These answers are for repairs not yet completed? Or what?	11/25/2022 8:06 AM
12	Add a garage	11/24/2022 3:37 PM
13	Adu	11/16/2022 12:47 PM
14	We just completed exterior painting and general home repairs.	11/15/2022 6:20 PM
15	I have renovated the kitchen and bathrooms and put in new vinyl floors upstairs. I also put in a new HVAC SYSTEM.	11/15/2022 12:47 PM
16	additional bathroom	10/17/2022 7:11 PM
17	Currently completing ADU & landscaping	10/15/2022 12:15 PM
18	New decks	10/12/2022 9:07 AM
19	Completed upgrades, kitchen remodel and master suite addition	10/12/2022 7:15 AM

Q9 Which of the following best describes your household type?

Answered: 148 Skipped: 12

ANSWER CHOICES	RESPONSES	
Single person household	16.22%	24
Single parent with children under 18	2.70%	4
Single person living with family	2.70%	4
Single person living with roommates	0.68%	1
Couple	41.89%	62
Couple with children under 18	21.62%	32
Couple living with roommates	0.68%	1
Adult head of household (non-parent) with children under 18	0.68%	1
Multi-generational or extended family household (parents, grandparents, aunts/uncles, children, grandchildren, etc. all under the same roof)	7.43%	11
Other (please specify)	5.41%	8
TOTAL		148

#	OTHER (PLEASE SPECIFY)	DATE
1	Older son and others live with me	12/12/2022 6:32 PM
2	Family and housemate	12/9/2022 9:55 PM
3	Wife and hubby. No children	11/30/2022 9:14 PM
4	20 year old nephew and I. Assumed legal guardianship 12 years ago	11/29/2022 7:51 PM
5	Family house.	11/26/2022 6:16 PM
6	Married with children over 18 who can't afford to move out	11/26/2022 10:21 AM
7	single person with three cats	11/25/2022 12:44 PM
8	couple with adult children	11/13/2022 10:56 AM

Q10 If you wish to own a home in Martinez but do not currently own one, what issues are preventing you from owning a home at this time? (Select all that apply)

Answered: 121 Skipped: 39

ANSWER CHOICES	RESPONSES	
I cannot find a home within my target price range	19.01%	23
I do not currently have the financial resources for an appropriate down payment	9.09%	11
I do not currently have the financial resources for an adequate monthly mortgage payment	5.79%	7
I cannot find a home that suits my living needs (housing size, disability accommodations)	0.83%	1
I cannot currently find a home that suits my quality standards	3.31%	4
I do not currently wish to own a home in Martinez	0.83%	1
I already own a home in Martinez	76.86%	93
Total Respondents: 121		

Q11 If you wish to rent a home in Martinez but do not currently rent one, what issues are preventing you from renting a home at this time? (Select all that apply)

Answered: 109 Skipped: 51

ANSWER CHOICES	RESPONSES	
I cannot find a home within my target rental cost	10.09%	11
I cannot find a home that suits my living needs (housing size, disability accommodations)	3.67%	4
I cannot currently find a home that suits my quality standards	1.83%	2
I do not currently wish to rent a home in Martinez	70.64%	77
I already rent a home in Martinez	18.35%	20
Total Respondents: 109		

Q12 Do you think that the range of housing options currently available in the City of Martinez meets your needs?

Answered: 129 Skipped: 31

ANSWER CHOICES	RESPONSES	
Yes	66.67%	86
No	33.33%	43
TOTAL		129

Q13 Do you think that the range of housing options currently available in the City meet the needs of the community?

Answered: 128 Skipped: 32

ANSWER CHOICES	RESPONSES	
Yes	35.16%	45
No	64.84%	83
TOTAL		128

Q14 What types of housing are most needed in the City of Martinez? (Select all that apply)

Answered: 128 Skipped: 32

ANSWER CHOICES	RESPONSES
Single family, small (less than 1,600 square foot home)	50.00% 64
Single family, medium to large (1,600 square foot home or larger)	31.25% 40
Duplex, Triplex, and Fourplex	37.50% 48
Townhomes or Condominiums (multi-family ownership homes)	42.19% 54
Apartments (multi-family rental homes)	32.03% 41
Co-housing (individual homes that are part of larger development with shared common space, such as kitchen, living, recreation, and garden areas)	25.00% 32
Accessory Dwelling Unit	39.06% 50
Other (please specify)	19.53% 25
Total Respondents: 128	

#	OTHER (PLEASE SPECIFY)	DATE
1	Alhambra highlands should be developed with multiple options for people to find what fits their budget	12/1/2022 5:46 PM
2	Low-income housing for seniors and people with disabilities	12/1/2022 5:29 PM
3	Low rent senior housing	12/1/2022 8:02 AM
4	ADA homes designed with the newest ADA-supported homes.	11/30/2022 10:04 PM
5	Single story homes	11/30/2022 12:23 PM
6	None	11/29/2022 9:09 PM
7	Simply more affordable (I h guess can't change California prices but who wants to live in a tiny house? Not me.	11/28/2022 5:41 AM
8	Mini homes for the homeless, and mental health care	11/27/2022 7:11 PM
9	I think we have the right balance now	11/26/2022 8:52 PM
10	We need a variety of options for housing, low income, shared spaces, and especially transitional housing for	11/26/2022 1:40 PM
11	Low income high density units in place of the the housing authority homes.	11/25/2022 8:41 PM
12	More owners	11/25/2022 7:40 PM
13	ADU/du-tri-four and small in downtown; same+med to large, apartments and condos elsewhere	11/25/2022 2:25 PM
14	none	11/25/2022 12:05 PM
15	Options for unhoused	11/25/2022 8:20 AM
16	Mixed use housing/commercial space	11/18/2022 9:26 AM
17	No more multi dwellings!!	11/16/2022 11:57 AM
18	affordable senior housing	11/15/2022 11:34 PM

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19	supportive housing community for disable adults.	11/13/2022 11:02 AM
20	trailer courts space rentals and/or permanent sites for pre-fab owned homes in trailer courts example (as in Concord near Buchannan Field) for very very low income families; areas to park live-aboarf RV's and campers that will be under City rules; camp grounds for travellers and recent without shelter folks. Several more projects like Camp Hope that works well and puts Martinez on the global map to assist unhoused folks; Need more VA subsidized apartments for veterans who come for clinic treatments. And the many refinery workers deserve subsidized apartments as thet, too, move to work in different refinery communities nationwide. Finally, partnerships with City, School District, churches, Kaiser Medical Center, the VA, the County,the refineries and industrial plants, to provide land to build workforce homes, apartments and condos near work sites that are walkable, accessible by wheelchair or bicycles, baby strollers to lessen automobile use.	10/20/2022 12:46 PM
21	Open hotels to the homeless and other vacant housing to families free of charge	10/15/2022 2:36 PM
22	55 & older communities	10/12/2022 4:17 PM
23	Small lot single family under 1000	10/12/2022 9:27 AM
24	Tiny home development, completely sustainable.	10/12/2022 7:23 AM
25	affordable housing for working, single income individuals (young adults and seniors)	10/5/2022 6:46 AM

Q15 How important are the following housing priorities to you and your family?

Answered: 128 Skipped: 32

	VERY IMPORTANT	SOMEWHAT IMPORTANT	NOT IMPORTANT	DON'T KNOW	TOTAL
Provide housing to meet Martinez's social and economic needs, including both existing and future residents, as well as employers	59.84% 76	29.13% 37	6.30% 8	4.72% 6	127
Housing affordable to working families	68.75% 88	25.78% 33	3.91% 5	1.56% 2	128
Rehabilitate existing housing	54.69% 70	32.81% 42	10.94% 14	1.56% 2	128
Provide ADA-accessible housing	35.43% 45	48.82% 62	9.45% 12	6.30% 8	127
Promote sustainable, efficient, and fire-safe housing to address safety, energy, and climate change impacts	62.50% 80	20.31% 26	15.63% 20	1.56% 2	128
Ensure that children who grow up in Martinez can afford to live here	62.50% 80	25.78% 33	10.16% 13	1.56% 2	128
Create more mixed-use (commercial/office and residential) projects to bring different land uses closer together	37.30% 47	34.92% 44	23.81% 30	3.97% 5	126
Integrate affordable housing throughout the community to create mixed-income neighborhoods	37.50% 48	36.72% 47	21.88% 28	3.91% 5	128
Establish programs to help at-risk homeowners keep their homes, including mortgage loan programs	41.41% 53	35.16% 45	16.41% 21	7.03% 9	128
Support fair/equitable housing opportunities and programs to help maintain and secure neighborhoods that have suffered foreclosures	38.58% 49	34.65% 44	17.32% 22	9.45% 12	127
Ensure all persons and households have fair and equitable access to housing and housing opportunities	55.12% 70	27.56% 35	12.60% 16	4.72% 6	127
Lease-to-own housing (condominiums, apartments)	33.59% 43	34.38% 44	22.66% 29	9.38% 12	128
Sustainable, walkable development (housing within walking distance to services, schools, and/or the downtown)	58.59% 75	27.34% 35	10.94% 14	3.13% 4	128

Q16 Are there any populations or persons that need additional housing types or dedicated policies and programs to ensure they can access housing in Martinez?

Answered: 128 Skipped: 32

	VERY IMPORTANT	SOMEWHAT IMPORTANT	NOT IMPORTANT	DON'T KNOW	TOTAL	WEIGHTED AVERAGE
Seniors	54.40% 68	30.40% 38	5.60% 7	9.60% 12	125	1.70
Persons with a disability, including developmental	42.52% 54	40.16% 51	6.30% 8	11.02% 14	127	1.86
Homeless persons or at risk of homelessness	43.20% 54	32.80% 41	12.80% 16	11.20% 14	125	1.92
Large families (5 or more persons)	24.60% 31	37.30% 47	23.81% 30	14.29% 18	126	2.28
Single Parent Head of Households	46.09% 59	33.59% 43	8.59% 11	11.72% 15	128	1.86
Farmworkers	23.20% 29	31.20% 39	24.00% 30	21.60% 27	125	2.44

#	OTHER (PLEASE SPECIFY)	DATE
1	Entry-level public sector workers	12/29/2022 11:39 AM
2	Retirement communities	11/28/2022 6:57 PM
3	College students	11/28/2022 7:01 AM
4	Black, Indigenous and People of Color / Low-Income Households	11/18/2022 9:26 AM
5	Stop Building!!!!	11/16/2022 11:57 AM
6	Missing is the large category of commuters who, according to State laws descriptions must be considered in planning housing. if you ask:Veterans who come to VA clinic care. Union members who come for trainings at Union Halls. Retail workers who commute, KP employees who commute here over an hour's drive, County employees commuting--most all say they would prefer to live in Martinez.	10/20/2022 12:46 PM
7	The younger population (people in their 20s and 30s)	10/18/2022 8:21 PM
8	Housing should be free to all. Nature provides	10/15/2022 2:36 PM
9	Safe LGBTQ Senior Housing	10/14/2022 5:10 PM
10	Young adults single income	10/5/2022 6:46 AM

Q17 What is your race/ethnicity?

Answered: 127 Skipped: 33

ANSWER CHOICES	RESPONSES
African American	0.00% 0
Asian	3.15% 4
Hispanic	10.24% 13
Native American	0.00% 0
White/Non-Hispanic	75.59% 96
Other (please specify)	11.02% 14
TOTAL	127

#	OTHER (PLEASE SPECIFY)	DATE
1	Pacific Islander Asian Latin mix	12/9/2022 6:01 PM
2	Biracial	12/1/2022 5:38 PM
3	Mediterranean	12/1/2022 4:01 AM
4	Pink	11/30/2022 12:48 AM
5	No	11/29/2022 2:34 PM
6	Mixed	11/28/2022 5:41 AM
7	Unknown	11/27/2022 7:11 PM
8	Anonymous	11/27/2022 4:44 PM
9	Decline	11/25/2022 8:04 PM
10	Non of your business	11/16/2022 11:57 AM
11	Nunya	11/15/2022 10:06 AM
12	Native American/white	10/13/2022 7:01 AM
13	multi racial	10/12/2022 11:51 AM
14	Indian	10/12/2022 7:52 AM

Q18 Do any of the following apply to you or someone in your household (check all that apply):

Answered: 103 Skipped: 57

ANSWER CHOICES	RESPONSES	
Ages 55 to 64	41.75%	43
Ages 65 or over	39.81%	41
Large family (5 or more people)	5.83%	6
Farmworker	0.00%	0
A single female head of household with children	8.74%	9
A single male head of household with children	0.97%	1
Children under 18	29.13%	30
Have a developmental disability	1.94%	2
Have a disability (non-developmental)	18.45%	19
Total Respondents: 103		

Q19 What housing challenges have you experienced?

Answered: 124 Skipped: 36

	YES	NO	TOTAL
I am concerned about my rent going up to an amount I can't afford.	22.69% 27	77.31% 92	119
I struggle to pay my rent or mortgage payment.	17.07% 21	82.93% 102	123
I cannot find a place to rent due to bad credit, previous evictions, or foreclosure.	5.00% 6	95.00% 114	120
I am concerned that if I ask my property manager or landlord to repair my home that my rent will go up or I will be evicted.	13.45% 16	86.55% 103	119
I am concerned that I may be evicted.	5.00% 6	95.00% 114	120
I need assistance finding rental housing.	5.83% 7	94.17% 113	120
My home is not big enough for my family or household.	22.50% 27	77.50% 93	120
My home is in poor condition and needs repair.	16.81% 20	83.19% 99	119
There is a lot of crime in my neighborhood.	18.03% 22	81.97% 100	122
I have been discriminated against when trying to rent housing.	0.83% 1	99.17% 119	120
I have been discriminated against when trying to purchase housing.	0.83% 1	99.17% 119	120
I need assistance with understanding my rights related to fair housing.	7.50% 9	92.50% 111	120

Q20 Do you or someone in your family have any of the following specific housing needs? Please check all that apply.

Answered: 37 Skipped: 123

ANSWER CHOICES	RESPONSES	
Senior independent living (senior single family community or senior apartments)	43.24%	16
Independent living for someone with a disability	24.32%	9
Assisted living for senior (55 and over) that provides assistance with daily tasks and has increasing levels of care (from assisted living to skilled nursing)	27.03%	10
Assisted living for disabled persons that provides assistance with daily tasks and has increasing levels of care (from assisted living to skilled nursing)	13.51%	5
Emergency shelter	2.70%	1
Supportive or transitional housing that provides services and support to avoid homelessness	13.51%	5
Supportive services to find and obtain housing.	21.62%	8
Daily living assistance and services to be able to live independently.	16.22%	6
Total Respondents: 37		

Q21 Have encountered discrimination or other issues that have affected your ability to live in safe, decent housing of your choice? If so, please explain any discrimination or fair housing issues you have encountered.

Answered: 124 Skipped: 36

ANSWER CHOICES	RESPONSES	
No	96.77%	120
Yes (please specify)	3.23%	4
TOTAL		124

#	YES (PLEASE SPECIFY)	DATE
1	Not enough far housing for all the population that needs it, specially homeless and seniors.	12/1/2022 5:29 PM
2	Landlord wont fix items that are required without raising rent substantially above the fair market value of the property	11/29/2022 4:37 AM
3	Prices and asking for income 2/3 times rent	11/15/2022 11:34 PM
4	Not me, but I have seen previous landlords discriminate against people with kids, particularly POC moms	10/12/2022 9:27 AM

Q22 Multifamily. Looking at the map above, please identify your preference for new multifamily housing development in each area.

Answered: 100 Skipped: 60

	STRONGLY PREFER	PREFER	NEUTRAL	DO NOT PREFER	STRONGLY DO NOT PREFER	TOTAL	WEIGHTED AVERAGE
1	23.47% 23	17.35% 17	25.51% 25	10.20% 10	23.47% 23	98	0.14
2	35.42% 34	11.46% 11	17.71% 17	8.33% 8	27.08% 26	96	0.40
3	31.96% 31	17.53% 17	26.80% 26	11.34% 11	12.37% 12	97	0.91
4	28.87% 28	15.46% 15	19.59% 19	16.49% 16	19.59% 19	97	0.35
5	23.71% 23	15.46% 15	22.68% 22	20.62% 20	17.53% 17	97	0.14
6	22.68% 22	20.62% 20	30.93% 30	12.37% 12	13.40% 13	97	0.54
7	24.74% 24	21.65% 21	32.99% 32	12.37% 12	8.25% 8	97	0.85
8	22.68% 22	24.74% 24	28.87% 28	13.40% 13	10.31% 10	97	0.72
9	25.00% 24	16.67% 16	23.96% 23	14.58% 14	19.79% 19	96	0.25
10	29.59% 29	17.35% 17	23.47% 23	15.31% 15	14.29% 14	98	0.65
11	32.32% 32	22.22% 22	27.27% 27	10.10% 10	8.08% 8	99	1.21
12	28.57% 28	27.55% 27	24.49% 24	8.16% 8	11.22% 11	98	1.08
13	26.04% 25	30.21% 29	27.08% 26	7.29% 7	9.38% 9	96	1.13
14	23.71% 23	17.53% 17	24.74% 24	16.49% 16	17.53% 17	97	0.27

Q23 Mixed Use. Looking at the map above, please identify your preference for new mixed use development in each area.

Answered: 98 Skipped: 62

	STRONGLY PREFER	PREFER	NEUTRAL	DO NOT PREFER	STRONGLY DO NOT PREFER	TOTAL	WEIGHTED AVERAGE
1	28.42% 27	18.95% 18	20.00% 19	9.47% 9	23.16% 22	95	0.40
2	34.38% 33	20.83% 20	17.71% 17	7.29% 7	19.79% 19	96	0.85
3	24.73% 23	23.66% 22	24.73% 23	9.68% 9	17.20% 16	93	0.58
4	27.08% 26	20.83% 20	19.79% 19	12.50% 12	19.79% 19	96	0.46
5	13.54% 13	21.88% 21	30.21% 29	14.58% 14	19.79% 19	96	-0.10
6	11.70% 11	26.60% 25	32.98% 31	11.70% 11	17.02% 16	94	0.09
7	13.98% 13	24.73% 23	33.33% 31	13.98% 13	13.98% 13	93	0.22
8	18.28% 17	22.58% 21	32.26% 30	12.90% 12	13.98% 13	93	0.37
9	12.09% 11	17.58% 16	29.67% 27	21.98% 20	18.68% 17	91	-0.35
10	20.21% 19	18.09% 17	27.66% 26	18.09% 17	15.96% 15	94	0.17
11	18.48% 17	27.17% 25	28.26% 26	16.30% 15	9.78% 9	92	0.57
12	17.02% 16	25.53% 24	26.60% 25	15.96% 15	14.89% 14	94	0.28
13	19.57% 18	27.17% 25	25.00% 23	17.39% 16	10.87% 10	92	0.54
14	13.19% 12	23.08% 21	25.27% 23	19.78% 18	18.68% 17	91	-0.15

Q24 Single Family. Looking at the map above, please identify your preference for new single family housing in each area.

Answered: 97 Skipped: 63

	STRONGLY PREFER	PREFER	NEUTRAL	DO NOT PREFER	STRONGLY DO NOT PREFER	TOTAL	WEIGHTED AVERAGE
1	18.48% 17	16.30% 15	32.61% 30	15.22% 14	17.39% 16	92	0.07
2	13.98% 13	15.05% 14	29.03% 27	21.51% 20	20.43% 19	93	-0.39
3	16.48% 15	27.47% 25	27.47% 25	12.09% 11	16.48% 15	91	0.31
4	16.30% 15	17.39% 16	29.35% 27	18.48% 17	18.48% 17	92	-0.11
5	18.09% 17	15.96% 15	31.91% 30	15.96% 15	18.09% 17	94	0.00
6	15.05% 14	20.43% 19	36.56% 34	12.90% 12	15.05% 14	93	0.15
7	12.09% 11	24.18% 22	35.16% 32	13.19% 12	15.38% 14	91	0.09
8	13.04% 12	22.83% 21	36.96% 34	10.87% 10	16.30% 15	92	0.11
9	20.83% 20	20.83% 20	33.33% 32	11.46% 11	13.54% 13	96	0.48
10	22.11% 21	24.21% 23	28.42% 27	10.53% 10	14.74% 14	95	0.57
11	18.48% 17	23.91% 22	32.61% 30	13.04% 12	11.96% 11	92	0.48
12	18.56% 18	29.90% 29	26.80% 26	11.34% 11	13.40% 13	97	0.58
13	15.96% 15	26.60% 25	32.98% 31	11.70% 11	12.77% 12	94	0.43
14	22.11% 21	21.05% 20	31.58% 30	12.63% 12	12.63% 12	95	0.55

Q25 Are there other housing types needed in specific areas of the City? Please describe.

Answered: 54 Skipped: 106

#	RESPONSES	DATE
1	I do not think low income and homeless mixed housing should be mixed throughout established single family housing neighborhoods.	1/7/2023 9:32 AM
2	TOD is needed near the Amtrak station. The housing provided by the Marina needs to be taken into account.	12/29/2022 11:49 AM
3	Since there is not alot of easy public transportation, parking is an important issue	12/12/2022 6:45 PM
4	No ridge line building. Period.	12/2/2022 5:26 PM
5	Shelters or transitional housing	12/2/2022 12:01 AM
6	Low-income housing where people pay according to their income (30%)	12/1/2022 5:35 PM
7	That the homes have central AC & HEAT	12/1/2022 2:35 PM
8	Homeless housing located in other area of Martinez instead of downtown	12/1/2022 8:10 AM
9	Keep wildlife areas wild.	11/30/2022 10:16 PM
10	Affordable housing for lower middle income people	11/30/2022 4:36 PM
11	No	11/30/2022 11:06 AM
12	High density housing near community benefits like parks, public transit, shopping and commercial is the responsible development we need.	11/29/2022 11:24 PM
13	ADUs all over! House the people.	11/29/2022 9:44 AM
14	income based senior apartments	11/29/2022 9:31 AM
15	Shelter for people that is a substance free environment for the unhoused	11/28/2022 11:52 PM
16	Senior and disabled near train/intermodle.	11/28/2022 7:22 PM
17	College rentals for DVC or other colleges nearby	11/28/2022 7:05 AM
18	Housing prices are ridiculous and no one should have to live in a stupidly tiny house because of it. That is all.	11/28/2022 5:48 AM
19	Adu	11/27/2022 6:00 PM
20	Out of state come to Martinez and think they're entitled to over populate the town. Leave the town be.	11/27/2022 4:55 PM
21	We need to focus on rehabilitation of existing housing and making vacant housing free to all and declare a rent and mortgage eviction moratorium for all.	11/26/2022 7:52 PM
22	n/a	11/26/2022 4:31 PM
23	ADU's should be encouraged and commercial and residential properties and vacant builds should pay tax or penalties.	11/26/2022 2:39 PM
24	Housing close to transporation	11/26/2022 10:31 AM
25	N/A	11/26/2022 1:19 AM
26	lots large enough for ADU	11/25/2022 9:51 PM
27	None	11/25/2022 8:13 PM

Martinez Housing Needs and Priorities Survey

28	Affordable housing	11/25/2022 7:03 PM
29	Not apartments, it would be good to see some housing restored / refurbished.	11/25/2022 5:33 PM
30	Single story houses	11/25/2022 1:17 PM
31	Tansitional/tiny-home housing for unhoused individuals, to include job-training areas & mental health therapy.	11/25/2022 12:56 PM
32	No	11/25/2022 12:07 PM
33	We need to move more quickly and comply with new state mandates. If we continue to delay, we will lose the ability to have any say. Please stop dithering and get to work. Let's move forward with responsible in fill development but protect our ridgelines and open space	11/25/2022 10:27 AM
34	Options for the unhoused	11/25/2022 8:23 AM
35	Not that I know of.	11/22/2022 11:38 PM
36	Stop Building!!!! You are destroying why people moved here in the first place!!	11/16/2022 12:01 PM
37	?	11/16/2022 6:18 AM
38	Affordable Senior, ADA approved/compliant	11/15/2022 11:46 PM
39	Fix up our existing neighborhoods before putting resources into new	11/15/2022 10:09 AM
40	none	11/13/2022 11:08 AM
41	Downtown mixed use, commercial ground floors w/residential second and third story.	10/16/2022 2:48 PM
42	We need to open up all vacant housing, including vacation housing, for free. We should not build on undeveloped lands.	10/15/2022 2:40 PM
43	Co housing and or social housing.	10/14/2022 5:13 PM
44	More apartment buildings/mixed use near transit (BART, bus, and Amtrak stations)	10/12/2022 11:55 AM
45	Mixed middle, duplex, fourplex, etc, integrated into single family areas.	10/12/2022 9:31 AM
46	We have enough housing already in my opinion.	10/12/2022 9:20 AM
47	Finish the incomplete and rotting existing apartments on Ferry ST and Estudillo St. Change permit requirements to make these people FINISH them.	10/12/2022 9:14 AM
48	More work needs to be done revitalizing the downtown core, mixed use would be GREAT downtown!	10/12/2022 9:14 AM
49	Spread out low income and transitional housing. Add senior housing and communal living for seniors. We'll gladly sell our old homes to younger folks if we can stay in town!	10/12/2022 9:10 AM
50	Mid priced Apartments downtown. Not entry level but not luxury. For working class professionals. No taller than two stories. Apartments by the marina. Not obstructing water views. Perhaps a nice community of condos with an HOA. Restaurants down by the water and money invested in the infrastructure of the roads, parking lots, hiking paths of the marina.	10/12/2022 8:03 AM
51	No	10/12/2022 7:58 AM
52	Multi-detached homes (bungalow sized)	10/12/2022 7:36 AM
53	Tiny home community	10/12/2022 7:27 AM
54	Martinez is a good fit for duplexes and other small-scale multi family housing. We have lots of infill opportunities.	10/5/2022 6:50 AM

Q26 Housing Rehabilitation. Looking at the map above, please identify areas in need of housing rehabilitation.

Answered: 76 Skipped: 84

	SIGNIFICANT REHABILITATION: SOME OR ALL HOUSING IN THIS AREA IS IN DISREPAIR OR UNSAFE.	MODERATE REHABILITATION: SOME HOUSING IN THIS AREA IS IN DISREPAIR.	MINOR REHABILITATION: MINOR REPAIRS, BUT HOUSING IS GENERALLY IN GOOD CONDITION.	NO REHABILITATION: HOUSING IS IN GOOD CONDITION.	(NO LABEL)	TOTAL	WEIGHTED AVERAGE
1	14.67% 11	44.00% 33	16.00% 12	9.33% 7	16.00% 12	75	1.63
2	18.67% 14	38.67% 29	21.33% 16	6.67% 5	14.67% 11	75	1.73
3	28.95% 22	35.53% 27	10.53% 8	6.58% 5	18.42% 14	76	1.97
4	17.33% 13	42.67% 32	17.33% 13	5.33% 4	17.33% 13	75	1.72
5	8.00% 6	41.33% 31	25.33% 19	6.67% 5	18.67% 14	75	1.40
6	9.46% 7	28.38% 21	25.68% 19	16.22% 12	20.27% 15	74	1.20
7	4.05% 3	17.57% 13	32.43% 24	25.68% 19	20.27% 15	74	0.84
8	2.70% 2	17.57% 13	28.38% 21	31.08% 23	20.27% 15	74	0.74
9	4.17% 3	8.33% 6	25.00% 18	38.89% 28	23.61% 17	72	0.58
10	2.74% 2	10.96% 8	26.03% 19	36.99% 27	23.29% 17	73	0.59
11	2.74% 2	9.59% 7	28.77% 21	35.62% 26	23.29% 17	73	0.59
12	2.74% 2	10.96% 8	24.66% 18	38.36% 28	23.29% 17	73	0.58
13	2.74% 2	13.70% 10	26.03% 19	34.25% 25	23.29% 17	73	0.64
14	2.74% 2	10.96% 8	24.66% 18	38.36% 28	23.29% 17	73	0.58

Q27 Community Investment. Looking at the map above, please identify areas in need of improved access to jobs, services, education, or recreation.

Answered: 53 Skipped: 107

	JOBS: IMPROVE TRANSIT	JOBS: ADDITIONAL EMPLOYEE-GENERATING DEVELOPMENT (COMMERCIAL, OFFICES, RESEARCH/TECHNOLOGY, ETC.)	SERVICES: INCREASE ACCESS TO HEALTHCARE	SERVICES: INCREASE ACCESS TO DAILY LIVING SERVICES (GROCERY, BANKING, ETC.)	EDUCATION: INCREASE ACCESS TO SCHOOLS	RECREATION: INCREASE ACCESS TO PARKS, RECREATION FACILITIES, AND OPEN SPACE	TOTAL
1	30.23% 13	23.26% 10	2.33% 1	27.91% 12	4.65% 2	11.63% 5	43
2	23.26% 10	23.26% 10	4.65% 2	30.23% 13	6.98% 3	11.63% 5	43
3	30.43% 14	26.09% 12	4.35% 2	17.39% 8	4.35% 2	17.39% 8	46
4	23.81% 10	33.33% 14	2.38% 1	26.19% 11	0.00% 0	14.29% 6	42
5	28.95% 11	18.42% 7	5.26% 2	21.05% 8	5.26% 2	21.05% 8	38
6	33.33% 13	28.21% 11	5.13% 2	12.82% 5	5.13% 2	15.38% 6	39
7	41.03% 16	15.38% 6	0.00% 0	17.95% 7	2.56% 1	23.08% 9	39
8	50.00% 19	15.79% 6	0.00% 0	10.53% 4	2.63% 1	21.05% 8	38
9	39.47% 15	15.79% 6	2.63% 1	15.79% 6	2.63% 1	23.68% 9	38
10	45.95% 17	18.92% 7	0.00% 0	13.51% 5	2.70% 1	18.92% 7	37
11	44.74% 17	15.79% 6	0.00% 0	13.16% 5	5.26% 2	21.05% 8	38
12	45.95% 17	16.22% 6	0.00% 0	10.81% 4	5.41% 2	21.62% 8	37
13	30.56% 11	19.44% 7	5.56% 2	11.11% 4	8.33% 3	25.00% 9	36
14	51.35% 19	10.81% 4	0.00% 0	13.51% 5	5.41% 2	18.92% 7	37

Q28 What age range most accurately describes you?

Answered: 90 Skipped: 70

ANSWER CHOICES	RESPONSES	
0-17 years old	0.00%	0
18-23 years old	0.00%	0
24-39 years old	20.00%	18
40-55 years old	35.56%	32
56-74 years old	35.56%	32
75+ years old	8.89%	8
TOTAL		90

Q29 Please describe any additional housing comments or concerns you would like to share with the City.

Answered: 50 Skipped: 110

#	RESPONSES	DATE
1	Additional emphasis should be placed on providing incentives (e.g. funding, technical expertise/support) for rehabilitating historic housing stock and developing compatible/complimentary ADUs or Jr. ADUs in historic neighborhoods.	12/29/2022 12:02 PM
2	We need to expedite mother in law units.	12/2/2022 5:30 PM
3	The pumping station for City Water seems to be in need of major repairs. I have no clue what all is involved, I just know it breaks down 3-4 times per year leaving us without water for up to 24 hours at a time. Also, PG&E lines need major upgrade. I own a home on Marie Ave (off Morello) which has underground electrical, and PG&E are consistently placing bandaids instead of repairing. Power goes down at least 3X each year, causing loss of power for up to 72 hours, and causing PG&E to come out and jackhammer up sections of our street over and over and over again.	12/2/2022 12:08 AM
4	Alhambra highlands was a bad move. No access, needs too much improvement, only leasing land, when it should be used for more housing. Central location easy freeway commute access. Straps home owners with more taxes	12/1/2022 5:55 PM
5	Need to provide more transit housing close to Amtrak and increase commerce downtown. All the major banks have left.	12/1/2022 8:17 AM
6	We don't need more housing especially multi-family, high density . We need business especially upgraded grocery options on the downtown side. Encourage business to our city not housing.	12/1/2022 4:10 AM
7	I have lived in the city my whole life and I want to keep living here, but it is becoming increasingly harder financially as we get priced out by folks leaving San Francisco and Silicon Valley. What will the city do to ensure long time residents can afford to stay in Martinez?	11/30/2022 4:41 PM
8	We would like to add on to our house. Example...I have a zero lot line garage that I would like to upgrade and enlarge.	11/30/2022 3:20 PM
9	less government	11/30/2022 9:55 AM
10	High density housing. Less reliance on cars. Safe walking routes. Safe biking routes. Mixed use communities	11/29/2022 11:29 PM
11	The city needs to balance the need for parks and open space with housing and does not need to shoulder the housing needs of the larger Bay Area. Also... I stopped answering all the questions on this survey which is very poorly designed and too long	11/29/2022 9:17 PM
12	Traffic is a big concern from Alhambra high to marina and back. To many accidents in what already is residential. Speed limit should be 25 mph and unforced.	11/29/2022 2:32 PM
13	House the people! Allow low-income housing to be built! Incentivize it!!!	11/29/2022 9:50 AM
14	We need more affordable housing	11/29/2022 9:31 AM
15	Graduate of AHS and still living with family while attending local College for BA degree. I can't afford rent if family wasn't here to give me space to live I would have had to leave Martinez, couldn't afford rent.	11/28/2022 7:10 AM
16	Better transit and school bussing or before and aftercare at the high school so people with long commutes into the city and an 8-6 job can work. It's ridiculous that I have to pick my kid up at 3:30 in the afternoon from high school. This severely limits my ability to work, and limits the amount of money I can make to pay for housing. This situation is discriminatory against single work8ng parents.	11/28/2022 5:54 AM

Martinez Housing Needs and Priorities Survey

17	Need more roads with safe and usable bike lanes, with access to business areas of the city and transportation (road or trail) to nearby cities and mass transit (Bart).	11/27/2022 5:11 PM
18	Leave Martinez be.	11/27/2022 4:57 PM
19	We need to unlock available housing and make all housing free. No one should be homeless.	11/26/2022 7:57 PM
20	The city should not bear the responsibility to house majority of CCC's unhoused population	11/26/2022 4:33 PM
21	Building multi use buildings near downtown, train station and marina would be a great addition. Build multi units around Pacheco, Muir, and Arnold areas. Encourage ADU's and penalize vacant houses, buildings, and commercial space.	11/26/2022 2:47 PM
22	MY biggest concern is for the ability for young adults in our community to move out on their own. But many young adults do not have the credit rating or rental history required by landlords... which is a catch 22 situation. How can you establish credit and rental history without being able to rent?!?	11/26/2022 10:35 AM
23	N/A	11/26/2022 1:35 AM
24	We don't need \$1M single family homes and \$800k townhomes. We need housing that middle and lower income people can realistically afford.	11/25/2022 9:11 PM
25	We do not need homeless housing or shelters In Martinez. We are a small city with limited resources. Send homeless out of city to area shelters, etc. no tax money should set up homeless shelters In Martinez, or donated money. Not wanted here in this small town.....	11/25/2022 7:49 PM
26	Need to maintain existing infrastructure including marina, pier, and park facilities such as public bathrooms.	11/25/2022 4:57 PM
27	none at this time	11/25/2022 12:58 PM
28	none	11/25/2022 12:10 PM
29	Protect the ridgelines, build more housing downtown and find space for tiny housing for our homeless.	11/25/2022 10:32 AM
30	Please consider viable options for the unhoused	11/25/2022 8:25 AM
31	-Housing First for unhoused people -Proactive Rental Inspections for healthy homes -Preserve, protect, and expand access to *affordable* housing -Enforce smoke-free housing -Connect housing and land use decisions to active transportation planning. - Note: The last question matrix only allowed the selection of one response. I declined to answer because some zones need two or more improvements.	11/18/2022 9:41 AM
32	Stop building on every empty strip of land!!!!	11/16/2022 12:03 PM
33	I grew up here and cannot afford to buy a home here. And not because of income. People are coming from out of the area and buying homes at high rates	11/16/2022 6:22 AM
34	Lack of ADA compliant rental units.	11/15/2022 11:49 PM
35	We do not need to infill every open space in town. And new homes should not be restricted to all electric, that's a total joke when the state can't even create enough electricity now.	11/15/2022 6:37 PM
36	Put new housing near public transportation. Add some more bus lines in remote neighborhoods.	11/15/2022 11:51 AM
37	If you want survey participants to comment on specific geographic regions you should use a map that is labeled as to location/ boundaries. Street names ? Neighborhood? District ? Any identifiers ?	11/15/2022 10:13 AM
38	As a home builder/contractor the biggest concern I have is the ability for the City of Martinez to process applications for housing in a timely and accurate manner. In my opinion, if the City of Martinez is going to meet the housing goals there will need to be increased staffing (especially in planning and engineering) to handle the increased demand for permits when building is booming. If staff can't keep up during good times opportunities to build will be missed. I would also suggest looking at how the City of Danville handles ADU permits. They have pre approved plans available for homeowners to choose from and easily get permits for. The city could survey properties that are suited for ADU's and determine a size range of ADU's that would best fit the communities needs and have them prepared. Someone at the joint	11/2/2022 9:29 AM

Martinez Housing Needs and Priorities Survey

planning/city council meeting mentioned an expedited ADU process, I'm not sure what that means, but to me a homeowner should be able to have an ADU permit in less than a month. If this process is made easy for homeowners and they are properly informed (maybe provide flyers with the plan options to owners of potential ADU properties letting them know how easy the process is) I believe you will see a sharp increase in ADU construction. I strongly disagree with the idea of a vacancy tax or other schemes to try and force landowners to develop. I also strongly disagree with the idea of seeking out illegal ADU owners and allowing them to get some kind of retroactive permits. It does nothing to actually put more people in housing because the units are already occupied and it is using tax may money to reward people who didn't follow the rules. Scott O'Hara

39	If each Council member commits to partnering with land-owned by the refineries, the VA, KP medical, churches, shopping mall owners, the City, MUSD, the Count,BNSF, etcy to build mixed use middle and very low income criteria housing, Martinez could apply for a selection of grants that other small cities are negotiating. it does not require consultants to expedite proposals in Sacramento nor control grant application writing. Local citizens--(experienced in past campaigns for local office) would gladly help gathering political support or simply teaching willing City workers in using outreach techniques described on the State OPR web pages on "tool boxes". Current long-term City employees have the skills that along with the OPR guidelines CAN write proposal--asking for experienced community volunteers to assist when needed--at no cost	10/20/2022 1:52 PM
40	The city has a severe shortage of housing and young people cannot afford to live here anymore. More and more of the homes in my neighborhood are being bought by rich investors and rented out. The city has become unaffordable to those of us who grew up here and love this city. We need more mixed-used development and housing that is not "luxury" and over a million dollars. The average rent should be below \$2000 a month, yet most of the availabilities are well above that. Downtown is very desirable now, but it's almost impossible to find a place to rent downtown without having a connection to somebody.	10/18/2022 8:35 PM
41	We need to open up vacant housing to all free of charge and execute an eviction moratorium. Deal with our situation on the ground and house as many people as possible.	10/15/2022 2:45 PM
42	Use the HCD targets as minimums and not maximums as it has been in the past leading to our current housing crisis. Missing Middle Housing Types & the Form Base Code overlay needs implemented.	10/14/2022 5:18 PM
43	I'm strongly in favor of building more housing, at all income levels, in Martinez. Especially housing that increases density in areas where housing already exists. We can densify, adding housing without encroaching on surrounding park and wild land.	10/12/2022 11:59 AM
44	Build more duplex, 4-plex, properties. Allow smaller homes, like many of the historic small lots that are great starter homes and were allowed in the early 20th Century.	10/12/2022 9:35 AM
45	I love living in Martinez and want to call it home but am worried we will be priced out of Martinez as we have been priced out of the Peninsula and Walnut Creek. On one hand, it would be wonderful to bring businesses and mixed use to the Martinez downtown core, on the other hand, that runs the risk of existing middle class renters being priced out of yet another Bay Area city. We want to stay in Martinez, but we feel like we are on borrowed time given rent prices.	10/12/2022 9:21 AM
46	Finish the apts on Ferry and Estudillo Sts. Change the permitting process to make the contractors finish these eyesores and badly needed housing. This makes NO SENSE!	10/12/2022 9:19 AM
47	Allow for more dwellings on a single family home property. Allow building up to lot line. Do NOT increase height limits.	10/12/2022 9:16 AM
48	Homeless population increase. I'd like to see better boundaries and rules in place to ensure safety. The police does a good job at the farmers markets patrolling the situation. But there are too many dangerous homeless near the parks downtown Martinez and with kids it is unsafe. I've seen needles in the ground. Poop on the ground. Been verbally abused by them for no reason. It's getting to be more than just a normal situation. It's getting worse. I wish them the best but we need to do better to ensure safety as a top priority.	10/12/2022 8:09 AM
49	We need a tiny home community.	10/12/2022 7:29 AM
50	NA	10/5/2022 6:54 AM

Q30 If you would like to be added to the City's contact list for the Housing Element Update, please enter your contact information below. Note: This information will be kept separate from the remainder of the survey responses in order to ensure responses are published anonymously.

Answered: 39 Skipped: 121

Responses to this question have been deleted to maintain privacy of survey respondents.

Q30 If you would like to be added to the City's contact list for the Housing Element Update, please enter your contact information below. Note: This information will be kept separate from the remainder of the survey responses in order to ensure responses are published anonymously.

Answered: 39 Skipped: 121

Responses to this question have been deleted to maintain privacy of survey respondents.

Q30 If you would like to be added to the City's contact list for the Housing Element Update, please enter your contact information below. Note: This information will be kept separate from the remainder of the survey responses in order to ensure responses are published anonymously.

Answered: 39 Skipped: 121

Responses to this question have been deleted to maintain privacy of survey respondents.

Q1 Contact Information. Please provide your name, organization you are affiliated with, and contact information.

Answered: 6 Skipped: 0

ANSWER CHOICES	RESPONSES	
Name	100.00%	6
Organization	100.00%	6
Address	100.00%	6
Address 2	0.00%	0
City	100.00%	6
State	100.00%	6
ZIP Code	100.00%	6
Country	0.00%	0
Email Address	100.00%	6
Phone Number	100.00%	6

#	NAME	DATE
1	Dr. Lisa Gonzales	10/25/2022 8:16 AM
2	Deborah White	10/20/2022 9:40 AM
3	Helen Rossi	10/19/2022 3:09 PM
4	Nina Crossland	10/19/2022 2:30 PM
5	Marjorie Rocha	10/12/2022 4:12 PM
6	William Schrader Jr	10/5/2022 2:24 PM

#	ORGANIZATION	DATE
1	MDUSD - Business Services	10/25/2022 8:16 AM
2	Grace Episcopal Church	10/20/2022 9:40 AM
3	Martinez Unified School District	10/19/2022 3:09 PM
4	Hidden Valley Elementary	10/19/2022 2:30 PM
5	ECHO Housing	10/12/2022 4:12 PM
6	The Austin Group LLC	10/5/2022 2:24 PM

#	ADDRESS	DATE
1	1936 Carlotta Drive	10/25/2022 8:16 AM
2	130 Muir Station Rd.	10/20/2022 9:40 AM
3	921 Susana Street	10/19/2022 3:09 PM
4	500 Glacier Dr.	10/19/2022 2:30 PM
5	22551 2ND ST 200	10/12/2022 4:12 PM

Martinez Housing Element Community Service Providers, Community-based Organizations, and Development Professionals Stakeholders Survey

6	164 Oak Road	10/5/2022 2:24 PM
#	ADDRESS 2	DATE
	There are no responses.	
#	CITY	DATE
1	Concord	10/25/2022 8:16 AM
2	Martinez	10/20/2022 9:40 AM
3	Martinez	10/19/2022 3:09 PM
4	Martinez	10/19/2022 2:30 PM
5	HAYWARD	10/12/2022 4:12 PM
6	Alamo	10/5/2022 2:24 PM
#	STATE	DATE
1	CA	10/25/2022 8:16 AM
2	CA	10/20/2022 9:40 AM
3	CA	10/19/2022 3:09 PM
4	CA	10/19/2022 2:30 PM
5	CA	10/12/2022 4:12 PM
6	CA	10/5/2022 2:24 PM
#	ZIP CODE	DATE
1	94519	10/25/2022 8:16 AM
2	94553	10/20/2022 9:40 AM
3	94553	10/19/2022 3:09 PM
4	94553	10/19/2022 2:30 PM
5	94541	10/12/2022 4:12 PM
6	94507	10/5/2022 2:24 PM
#	COUNTRY	DATE
	There are no responses.	
#	EMAIL ADDRESS	DATE
1	gonzaleslm@mdusd.org	10/25/2022 8:16 AM
2	revdeb@gracechurchmtz.org	10/20/2022 9:40 AM
3	hrossi@martinez.k12.ca.us	10/19/2022 3:09 PM
4	crosslandn@mdusd.org	10/19/2022 2:30 PM
5	margie@echofairhousing.org	10/12/2022 4:12 PM
6	bill@austin-group.com	10/5/2022 2:24 PM
#	PHONE NUMBER	DATE
1	9256828000	10/25/2022 8:16 AM
2	925-228-6574	10/20/2022 9:40 AM
3	hrossi@martinez.k12.ca.us	10/19/2022 3:09 PM
4	925-228-9530	10/19/2022 2:30 PM
5	510-581-9380	10/12/2022 4:12 PM

Q2 Service Population. Which community population(s) does your organization serve? Please note that the populations identified below are based on populations identified as having special housing needs in State Housing Element Law.

Answered: 6 Skipped: 0

ANSWER CHOICES	RESPONSES
Seniors	33.33% 2
Disabled	33.33% 2
Developmentally disabled	33.33% 2
Large families (5 or more persons)	33.33% 2
Families with female head of household	33.33% 2
Farmworkers	16.67% 1
Persons in need of emergency shelter	0.00% 0
Homeless	16.67% 1
Persons requesting assistance with fair housing/discrimination issues	16.67% 1
General population	66.67% 4
Other (please specify)	66.67% 4
Total Respondents: 6	

#	OTHER (PLEASE SPECIFY)	DATE
1	students - public education	10/25/2022 8:16 AM
2	All God's people (so, everyone)	10/20/2022 9:40 AM
3	Students and Families	10/19/2022 3:09 PM
4	tenants, landlords, first-time homebuyers	10/12/2022 4:12 PM

Q3 Housing Types. What are the primary housing types needed by the population your organization services? Please check all that apply.

Answered: 6 Skipped: 0

Martinez Housing Element Community Service Providers, Community-based Organizations, and Development Professionals Stakeholders Survey

	GENERAL POPULATION	SENIORS/ELDERLY	DISABLED	DEVELOPMENTALLY DISABLED	FEMALE HEADS OF HOUSEHOLD WITH FAMILY	FARMWORKER
Emergency shelter	20.00% 1	0.00% 0	0.00% 0	0.00% 0	20.00% 1	0.00%
Transitional or supportive housing	40.00% 2	0.00% 0	0.00% 0	0.00% 0	20.00% 1	0.00%
Single family detached housing	66.67% 4	16.67% 1	0.00% 0	0.00% 0	0.00% 0	0.00%
Single family attached housing (individually-owned townhomes or condominiums)	66.67% 4	16.67% 1	0.00% 0	0.00% 0	0.00% 0	0.00%
Single family housing affordable to low, very low, or extremely low income households	60.00% 3	40.00% 2	40.00% 2	20.00% 1	20.00% 1	20.00%
Duplex, triplex, or fourplex	50.00% 2	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00%
Multifamily housing - affordable to extremely low, very low, and low income households	50.00% 2	50.00% 2	25.00% 1	25.00% 1	25.00% 1	25.00%
Housing close to services (grocery stores, financial, personal, and social services, etc.)	40.00% 2	60.00% 3	60.00% 3	40.00% 2	20.00% 1	0.00%
Housing with on-site child daycare	40.00% 2	0.00% 0	0.00% 0	0.00% 0	60.00% 3	0.00%
Multifamily - market rate	80.00% 4	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00%
Lease-to-own housing (condominiums, townhomes, or single family)	66.67% 2	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00%
Senior housing that includes services providing	50.00% 2	50.00% 2	0.00% 0	0.00% 0	0.00% 0	0.00%

Martinez Housing Element Community Service Providers, Community-based Organizations, and Development Professionals Stakeholders Survey

assistance with daily living

Accessory dwelling unit	66.67% 2	66.67% 2	33.33% 1	33.33% 1	33.33% 1	0.00%
Co-housing (individual homes that are part of larger development with shared common space, such as kitchen, living, recreation, and garden areas)	100.00% 2	50.00% 1	50.00% 1	50.00% 1	0.00% 0	0.00%
Housing with features for a disabled person (ramp, grab bars, low counters and cabinets, assistive devices for hearing- or visually-impaired persons)	20.00% 1	20.00% 1	60.00% 3	40.00% 2	0.00% 0	0.00%
Permanent farmworker housing	33.33% 1	0.00% 0	0.00% 0	0.00% 0	0.00% 0	66.67%
Seasonal or temporary farmworker housing	33.33% 1	0.00% 0	0.00% 0	0.00% 0	0.00% 0	66.67%

#	OTHER (PLEASE SPECIFY)	DATE
1	Veterans	10/20/2022 9:51 AM

Q4 Housing Needs and Services. What are the primary housing needs of the population(s) that your organization serves? Please check all that apply.

Answered: 6 Skipped: 0

Martinez Housing Element Community Service Providers, Community-based Organizations, and Development Professionals Stakeholders Survey

	GENERAL POPULATION	SENIORS/ELDERLY	DISABLED	DEVELOPMENTALLY DISABLED	FEMALE HEADS OF HOUSEHOLD WITH FAMILY	FARMWORKERS
Assistance with being housed in an emergency shelter	20.00% 1	20.00% 1	20.00% 1	20.00% 1	40.00% 2	0.00% 0
Assistance with being housed in transitional or supportive housing	20.00% 1	0.00% 0	40.00% 2	40.00% 2	20.00% 1	0.00% 0
Housing close to services (grocery stores, financial, personal, and social services, etc.)	50.00% 3	33.33% 2	33.33% 2	33.33% 2	16.67% 1	16.67% 1
Assistance with addressing discrimination, legal rent or mortgage practices, tenant/landlord mediation, or other fair housing issues	66.67% 2	66.67% 2	66.67% 2	66.67% 2	33.33% 1	33.33% 1
Assistance finding housing affordable to extremely low income (<30% of median income) households	20.00% 1	40.00% 2	40.00% 2	20.00% 1	60.00% 3	0.00% 0
Housing close to public transportation	50.00% 3	33.33% 2	50.00% 3	16.67% 1	16.67% 1	0.00% 0
Housing close to daycare	50.00% 2	25.00% 1	25.00% 1	25.00% 1	75.00% 3	25.00% 1
Translation assistance for non-english speaking persons	60.00% 3	20.00% 1	20.00% 1	0.00% 0	0.00% 0	20.00% 1
General assistance	75.00% 3	0.00% 0	0.00% 0	0.00% 0	25.00% 1	0.00% 0

Martinez Housing Element Community Service Providers, Community-based Organizations, and Development Professionals Stakeholders Survey

with renting a home							
General assistance with purchasing a home	100.00% 3	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0
Assistance finding housing affordable to lower income (<80% of median income) households	40.00% 2	40.00% 2	40.00% 2	40.00% 2	60.00% 3	0.00% 0	0.00% 0
Grants or loans to make modifications to make a home accessible to a disabled resident	20.00% 1	40.00% 2	60.00% 3	20.00% 1	0.00% 0	0.00% 0	0.00% 0
Occasional financial assistance to pay rent, mortgage, and/or utilities	50.00% 2	25.00% 1	25.00% 1	50.00% 2	25.00% 1	0.00% 0	0.00% 0

#	OTHER (PLEASE SPECIFY)	DATE
1	Veterans, Substance abusers	10/20/2022 9:51 AM

Q5 What are the primary barriers your organization and/or service population encounter related to finding or staying in housing?

Answered: 6 Skipped: 0

#	RESPONSES	DATE
1	students in our system need stability and families need low income housing	10/25/2022 8:19 AM
2	They can't afford to buy or rent in Martinez. There are too few temporary and transitional housing sites.	10/20/2022 9:51 AM
3	Financial Barriers	10/19/2022 3:12 PM
4	We receive students/families from the STAND DV shelter. We have other students/families that are homeless/doubled up/couch surfing or living in motels.	10/19/2022 2:37 PM
5	High rents, low wages/income, high security deposits, accessibility issues, illegal discrimination.	10/12/2022 4:53 PM
6	NIMBYs Legacy city staff	10/5/2022 2:26 PM

Q6 What services or actions are needed to provide or improve housing or human services in Martinez?

Answered: 6 Skipped: 0

#	RESPONSES	DATE
1	not sure	10/25/2022 8:19 AM
2	Martinez needs to build more low-income permanent housing; more (and more adequate) short-term housing, a quite a bit more transitional housing.	10/20/2022 9:51 AM
3	Community outreach housing liaison	10/19/2022 3:12 PM
4	Child therapy/mental health support for trauma in children, homeless outreach/financial support for families in our school.	10/19/2022 2:37 PM
5	Affordable housing development	10/12/2022 4:53 PM
6	A stable staff	10/5/2022 2:26 PM

Q7 What services or actions are needed to improve access to regional services?

Answered: 4 Skipped: 2

#	RESPONSES	DATE
1	stronger communication - MDUSD would be happy to disseminate resources about regional services	10/25/2022 8:19 AM
2	Many unhoused folks don't have telephones so they can't use the 2-1-1 system. CORE is excellent, as is Officer Rodney, but they are understaffed. We need more paid advocates and easier routes for people to access housing.	10/20/2022 9:51 AM
3	Provide info to what services are available. I do not know.	10/19/2022 2:37 PM
4	Greater accessibility to services via public transportation or para-transit.	10/12/2022 4:53 PM

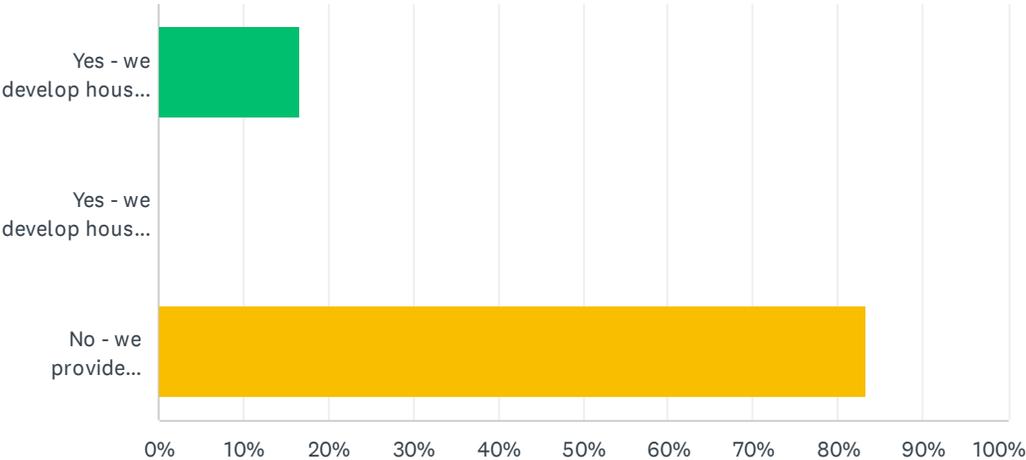
Q8 Are there any other housing priorities, issues, or concerns that you would like to identify to assist the City of Martinez in identifying housing needs and developing appropriate programs to address housing needs?

Answered: 3 Skipped: 3

#	RESPONSES	DATE
1	please see MDUSD as a partner in the support of families and connecting them with services	10/25/2022 8:19 AM
2	Faith-based organizations have unused property that many are willing to put to use for affordable housing, but these faith communities do not have the resources to build and manage these projects.	10/20/2022 9:51 AM
3	Our school is overcrowded. We need builders to commit to building additional schools if more houses/apartments are coming.	10/19/2022 2:37 PM

Q9 Does your organization develop housing?

Answered: 6 Skipped: 0



ANSWER CHOICES	RESPONSES	
Yes - we develop housing and have built in Martinez or are working on/toward a project in Martinez	16.67%	1
Yes - we develop housing in the region, but do not have direct experience with Martinez	0.00%	0
No - we provide supportive services, advocacy, or other human services but do not develop housing	83.33%	5
TOTAL		6

Q10 In your experience, what are typical costs, including land acquisition, site improvements, building construction, and other costs, of single family development in Martinez or the greater Contra Costa County region?

Answered: 1 Skipped: 5

#	RESPONSES	DATE
1	\$1,000,000+	10/5/2022 2:31 PM

Q11 In your experience, what are typical costs, including land acquisition, site improvements, building construction, and other costs, of multifamily development in Martinez or the greater Contra Costa County region?

Answered: 1 Skipped: 5

#	RESPONSES	DATE
1	\$450,000+/unit	10/5/2022 2:31 PM

Q12 In your experience, what are typical costs of mixed use development, including land acquisition, site improvements, building construction, and other costs, in Martinez or the greater Contra Costa County region?

Answered: 1 Skipped: 5

#	RESPONSES	DATE
1	\$450,000+	10/5/2022 2:31 PM

Q13 What is the preferred parcel size (minimum and maximum) for an affordable (lower income) multifamily development project?

Answered: 0 Skipped: 6

#	RESPONSES	DATE
	There are no responses.	

Q14 What is the minimum desirable density (units per acre) for an affordable (lower income) housing development project?

Answered: 1 Skipped: 5

#	RESPONSES	DATE
1	29 u/Acre minimum	10/5/2022 2:31 PM

Q15 Have you encountered any specific impediments to developing housing in Martinez? If yes, please describe.

Answered: 1 Skipped: 5

#	RESPONSES	DATE
1	Yes.	10/5/2022 2:31 PM

Q16 Are there specific changes to the City's planning and development process that have a significant effect on the ability to accommodate or develop housing? If yes, please describe.

Answered: 1 Skipped: 5

#	RESPONSES	DATE
1	Update the 40 year old housing element Live up to RHNA commitments	10/5/2022 2:31 PM

Q17 What does it take to produce lower and moderate income housing in Martinez or the Contra Costa County region? Are there additional factors that the City should consider to accommodate and encourage lower and moderate income housing in Martinez?

Answered: 1 Skipped: 5

#	RESPONSES	DATE
1	- Reduce or eliminate all exactions/fees - Process applications according to state law	10/5/2022 2:31 PM

APPENDIX D

Acronyms and Glossary

Appendix D – Acronyms and Glossary

Acronyms

AB: Assembly Bill

ABAG: Association of Bay Area Governments

ACLCL: Alameda Community Learning Center

ACOA: Contra Costa County Advisory Council on Aging

ACS: American Community Survey

ADA: American with Disabilities Act

ADU: Accessory Dwelling Unit

AFFH: Affirmatively Furthering Fair Housing

AFY: Acre-feet per Year

AHPP: Affordable Housing Partnership Program

AAO: Alameda Avenue Overlay

AHO: Affordable Housing Overlay

AI: Analysis of Impediments to Fair Housing

AMI: Area Median Income

APN: Assessor's Parcel Number

APR: Annual Progress Report

AV-AL: Alhambra Valley Agricultural Lands

AV – ERL: Alhambra Valley Estate Residential - Low

AV-ERVL: Alhambra Valley Estate Residential – Very Low

BACN: Bay Area Crisis Nursery

BACS: Bay Area Community Services

BayREN: Bay Area Regional Energy Network

BMR: Below Market Rate

CACC: Children's Advocacy Centers of California

CalHFA: California Housing Finance Agency

CAL FIRE: California Department of Forestry and Fire Protection

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CalWORKs: California Work Opportunity and Responsibility to Kids

CAP: Climate Action Plan

CAR: California Association of Realtors

CARE: California Alternate Rates for Energy

CBC: California Building Code

CCCSD: Central Contra Costa Sanitary District

CCHA: Contra Costa Housing Authority

CCWD: Contra Costa Water District

CCTA: Contra Costa Transportation Authority

CDBG: Community Development Block Grant

CDFEH: California Department of Fair Housing and Employment

CEC: California Energy Commission

CEDD: California Employment Development Department

CEQA: California Environmental Quality Act

CHAS: Comprehensive Housing Affordability Strategy

CLPADS: California Department of Education California Longitudinal Pupil Achievement Data System

CN: Neighborhood Commercial Zone

COAs: Conditions of Approval

COC: Continuum of Care

COEHHA: California Office for Environmental Health Hazard Assessment

COH: Council on Homelessness

COVID-19: Coronavirus Disease 2019

CPUC: California Public Utilities Commission

CRA: Cost Recovery Agreement

CRLA: California Rural Legal Assistance

CRH: Central Residential High

CRL-A: Central Residential Low-A Zone

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CRL-B: Central Residential Low-B Zone

CRL-C: Central Residential Low-C Zone

CRM: Central Residential Medium Zone

CSO: Community Services Overlay

CSHHP: California Self-Help Housing Program

CUAV: Community United Against Violence

CUP: Conditional Use Permit

DC: Downtown Core Zone

DDS: California Department of Developmental Services

DFEH: California Department of Fair Employment and Housing

DFW: Department of Fish and Wildlife

DG: Downtown Government Zone

DO: Downtown Overlay District

DOF: California Department of Finance

DS: Downtown Shoreline Zone

DSP: Downtown Specific Plan

DT: Downtown Transition Zone

DU/AC: Dwelling Units Per Acre

ECHO/ECHO Housing: Eden Council for Hope and Opportunity

EDD: California Employment Development Department

EHAP: Emergency Housing and Assistance Program

EJ Community: Environmental Justice Community

EIR: Environmental Impact Report

ELI: Extremely Low-Income Household

FAR: Floor Area Ratio

FEHA: Fair Employment and Housing Act

FEMA: Federal Emergency Management Agency

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FERA: Family Electric Rate Assistance

FHANC: Fair Housing Advocates of Northern California

FHEO: Fair Housing and Employment Office

FHSZ: Fire Hazard Severity Zone

FMR: Fair Market Rate

GC: General Commercial Zone

GHG: Greenhouse Gas

GIS: Geographic Information Systems

GRIP: Greater Richmond Interfaith Program

HACCC: Housing Authority of Contra Costa County

HCD: California Department of Housing and Community Development

HCV: Section 8 Housing Choice Voucher Program

HOME: HOME Investment Partnership Program

HSC: California Health and Safety Code

HUD: U.S. Department of Housing and Urban Development

ILRSCC: Independent Living Resources of Solano and Contra Costa Counties

IS/MND: Initial Study/Mitigated Negative Declaration

JADU: Junior Accessory Dwelling Unit

LAFCO: Local Agency Formation Commission

LI: Limited Industrial Zone

LIHEAP: Low-Income Home Energy Assistance Program

LIHTC: Low Income Housing Tax Credit

LAUS: Local Area Unemployment Statistics

LRA: Local Responsibility Area

MCC: Mortgage Credit Certificate

MD: Metropolitan Division of the San Francisco-Oakland-Berkeley Metropolitan Statistical Area

mgd: million gallons per day

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MHP: Multifamily Housing Program

MMC: Martinez Municipal Code

MTC: Metropolitan Transportation Commission

MUO: Mixed Use/Housing Overlay

MUSD: Martinez Unified School District

MVSD: Mountain View Sanitary District

NAMI: National Alliance on Mental Illness

NPDES: National Pollutant Discharge Elimination System

OEHHA: California Office of Environmental Health Hazard Assessment

OPR: Office of Planning and Research

PBV: Project-Based Voucher

PD: Planned Development

PG&E: Pacific Gas and Electric

PIT: Point-in-Time Count

PUD: Planned Unit Development

R/ECAP: Racially or Ethnically Concentrated Areas of Poverty

RCAA: Racially / Ethnically Concentrated Areas of Affluence

RCEB: Regional Center of the East Bay

RCP: Representative Concentration Pathways

REACH: Relief for Energy Assistance for Community Help

RFP: Request for Proposal

RH: Residential High Zone

RHNA: Regional Housing Needs Allocation

RL: Residential Low Zone

RM: Residential Medium Zone

RVH: Residential Very High Zone

RVL: Residential Very Low Zone

Appendix D – Acronyms and Glossary

R-1.5: Downtown Neighborhood Zone, Downtown Shoreline Zone

R-2.5: Downtown Neighborhood Zone, Grandview Zone, Downtown Shoreline Zone

R-3.5: Downtown Neighborhood Zone, Grandview Zone

R-6.0: Grandview Zone

SB: Senate Bill

SC: Service Commercial Zone

SD-6: County Special District 6

SF: Single Family Unit

SLA: Surplus Lands Act

SRA: State Responsibility Area

SRO: Single-Room Occupancy Unit

TCAC: California Tax Credit Allocation Committee

TAY: Transition-Age Youth

TCAC: California Tax Credit Allocation Committee

UC: University of California

UDP: Urban Displacement Project

USDA: United States Department of Agriculture

USGS: United States Geological Survey

UWMP: Urban Water Management Program

VHFHSZ: Very High Fire Hazard Severity Zone

Appendix D – Acronyms and Glossary

Glossary

Above Moderate-Income Household. A household with an annual income greater than 120 percent of the area median income adjusted by household size, as determined by the income limits established by the California Department of Housing and Community Development.

Accessory Dwelling Unit (ADU). Also known as granny flats, in-law units, backyard cottages, and secondary units. It is an attached or detached residential unit that provides complete independent living facilities, including a bedroom, kitchen, and bathroom. A Junior Accessory Dwelling Unit (JADU) is no larger than 500 square feet and is contained entirely within an existing or proposed-single family home or accessory structure. It may include its own bathroom or share with the existing home. Promoting development of ADUs can be one solution to increasing the supply of affordable housing. However, the City cannot rely entirely on ADUs to meet its Regional Housing Needs Allocation. An ADU also includes an efficiency unit, as defined in Section 17958.1 of the Health and Safety Code, and a manufactured home, as defined in Section 18007 of the Health and Safety Code.

Affirmatively Furthering Fair Housing (AFFH). Affirmatively Furthering Fair Housing (AFFH) is a legal requirement that Federal agencies and Federal grantees further the purposes of the Fair Housing Act. AFFH means "taking meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics. Specifically, affirmatively furthering fair housing means taking meaningful actions that, taken together, address significant disparities in housing needs and in access to opportunity, replacing segregated living patterns with truly integrated and balanced living patterns, transforming racially and ethnically concentrated areas of poverty into areas of opportunity, and fostering and maintaining compliance with civil rights and fair housing laws.

Affordable Housing: Covers many different income levels and price ranges, but what makes housing affordable is the ratio of housing costs to household income. The California Department of Housing and Community Development has determined that a project site can be assumed to accommodate affordable housing for very low- and low- income households if it allows a minimum of 30 units per acre.

Apartment. An apartment is a multifamily building of three or more individual residential units that is under single ownership. An apartment may have one or more rooms in an apartment house or dwelling occupied, intended, or designated for occupancy by one family for sleeping or living purposes and containing one kitchen.

Area Median Income (AMI). The midpoint of a geographic area's income distribution, to account for regional differences in cost of living. The AMI for Martinez is the median income of Contra Costa County.

Assisted Housings. Generally "assisted multi-family housing (rental or ownership)," but sometimes single-family ownership units, whose construction, financing, sales prices, or rents have been subsidized by Federal, state, or local housing programs including, but not limited to Federal Section 8 (new construction, substantial rehabilitation, and loan management set-asides), Federal Sections 213, 236, and 202, Federal Sections 221 (d) (3) (below-market interest rate program), Federal Sections 101 (rent supplement assistance), CDBG, LIHTC, multi-family mortgage revenue bond programs, local redevelopment and in lieu fee programs, and units developed pursuant to local inclusionary housing and density bonus programs.

Association of Bay Area Governments (ABAG): The regional Council of Governments for the San Francisco Bay Area. This includes the counties of Santa Clara, Alameda, Contra Costa, Marin, Napa, San Francisco, San Mateo, Solano, and Sonoma. The Association of Bay Area Governments is responsible for crafting a methodology to divvy up the housing needs among all of the jurisdictions within this region and assigning each City and County with its RHNA.

Below-Market-Rate (BMR). Any housing unit specifically priced to be sold or rented to low- or moderate income households for an amount less than the fair-market value of the unit. Both the State of California and the U.S. Department of Housing and

Appendix D – Acronyms and Glossary

Urban Development set standards for determining which households qualify as “low income” or “moderate income.” The financing of housing at less than prevailing interest rates.

Boarding House. A housing unit used for residential purposes, other than a hotel, where lodging and meals are provided for compensation for five or more non-transient persons, who are not living as a single housekeeping unit. All residents are counted when determining the number of persons lodging in a boarding house, including managers, landlords, or building superintendents. A Boarding House is considered to be a Multifamily Dwelling.

California Department of Housing and Community Development (HCD): Reviews every local government’s Housing Element to determine whether it complies with state law, then submits feedback. HCD’s approval is required before a local government can adopt its Housing Element as part of its overall General Plan. Jurisdictions that fail to revise and submit their Housing Element to HCD may be left with very little say over all future development, from building permits to subdivisions and use permits. They may also be subject to financial penalties and loss of grant funds, such as those used for maintaining local roads.

Community Care Facility. A 24-hour residential facility providing care for persons, including: the elderly, persons in an alcoholism or drug abuse recovery or treatment facility, persons in a facility for mentally disordered, handicapped persons or dependent and neglected children, persons in an intermediate care facility/developmentally disabled-habilitative, intermediate care facility/developmentally disabled-nursing, and congregate living health facilities. A Community Care Facility may be located in any type of residence.

Community Development Block Grant (CDBG). A grant program administered by the U.S. Department of Housing and Urban Development (HUD) on a formula basis for entitled communities and administered by the State Department of Housing and Community Development (HCD) for non-entitled jurisdictions. This grant allots money to cities and counties for housing rehabilitation and community development, including public facilities and economic development.

Condominium. A multi-family building where the units are individually owned, and the common space is owned collectively by condominium unit owners. A condominium structure may have two or more units.

Consultant: Hired by Cities and Counties to help them prepare their Housing Element updates. Consultants typically prepare site inventories and suitability analysis, evaluate the effectiveness of past programs, draft the new Housing Element, and prepare environmental documents.

Deed-Restricted. A legal document with limiting provisions that affects the transfer of ownership of real estate from the seller to the buyer by placing limitations on the sale and/or use of the property.

Density Bonus. The development right under State law that requires local governments to allow additional residential units, additional building square footage, and other exceptions to development standards in exchange for the construction of affordable units under certain circumstances.

Density. The number of permanent residential dwelling units per acre of land. Examples of different densities include 1 unit per acre, 4 units per acre, or 20 units per acre. The higher number of units per acre, the higher the density. Higher levels of density can often be achieved on smaller lots by building up and allowing more stories to be built. Densities specified in the General Plan may be expressed in units per gross acre or per net developable acre.

Developable Land. Land that is suitable as a location for structures and that can be developed free of hazards to, and without disruption of, or significant impact on, natural resource areas.

Developers and Property Owners: Their work has typically been what increases housing supplies. Developers purchase land, develop the building program and design, obtain the necessary public approval and financing, build the structures, and either sell or rent out and manage the housing. In recent years, there has been a shift in the way the State views Cities’ obligations

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related to their Housing Elements. Rather than viewing planning for housing as the responsibility of local governments and housing development as the responsibility of housing developers and property owners, the State has adopted new laws requiring Cities and Counties to take increased responsibility to ensure that the State-determined housing needs are built, in addition to planning for them in the Housing Element.

Discretionary Action. An action or approval which requires the exercise of judgment or deliberation when the City decides to approve or disapprove a project.

Down Payment. Money paid by a buyer from his own funds, as opposed to that portion of the purchase price which is financed.

Duplex. A building on a single lot containing two dwelling units each of which is totally separated from the other by a shared wall that extends from the foundation to the roof.

Dwelling Unit (DU). One or more habitable rooms that are designed and/or used as independent living quarters for one family, with facilities for living, eating and sleeping, and at least one bathroom, and where all such habitable areas have access to each other from within the building.

Emergency Shelter. A facility that provides temporary, short-term housing, with minimal supportive services, for individuals or families experiencing homelessness, provided that no facility is used as temporary, short-term housing by any individual or family for more than 30 consecutive days. Supplemental services may include food, counseling, and access to other social programs. No individual or household may be denied emergency shelter because of an inability to pay.

Environmental Impact Report (EIR): A report to inform the community and a jurisdiction's decision makers of significant environmental impacts of proposed projects, identify possible ways to minimize those effects, and describe reasonable alternatives to those projects.

Extremely Low-Income Household. A household with an annual income that is less than 30 percent of the area median family income adjusted by household size, as determined by the income limits established by the California Department of Housing and Community Development.

Fair Market Rent. The rent, including utility allowances, determined by the United States Department of Housing and Urban Development for purposed of administering the Section 8 Program.

Family. An individual or a group of persons living together who constitute a bona fide single-family housekeeping unit in a dwelling unit, not including a fraternity, sorority, club, or other group of persons occupying a hotel, lodging house, or institution of any kind.

General Plan. A City's comprehensive, long-term State-mandated policy document that provides guidance to manage its physical, social, and economic resources. The General Plan identifies the community's shared vision for the future, and it addresses that City's unique character and needs. All of this information is used as the foundation for decisions that affect future growth and development. General Plans must address State-mandated topics elements, which are like different chapters that focus on specific topics: land use, circulation, environmental justice, open space, conservation, housing, safety, and noise.

Goal. A general, overall, and ultimate purpose, aim, or end toward which the City will direct effort.

Green Building. Green or sustainable building is the practice of creating healthier and more resource-efficient models of construction, renovation, operation, maintenance, and demolition. (U.S. Environmental Protection Agency)

Height Limits: Define the maximum height new homes can be built, which can be defined in number of stories or in feet.

Housing and Urban Development, U.S. Department of (HUD). A cabinet-level department of the Federal government that administers housing and community development programs to meet the needs of low- and moderate-income households.

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Housing Element: One of the seven (7) State-mandated elements of a local General Plan and is the blueprint for future housing development. It assesses the existing and projected housing needs of all economic segments of the community, identifies potential sites adequate to provide the amount and kind of housing needed, and contains adopted goals, policies, and implementation programs for the preservation, improvement, and development of housing. Under State law, Housing Elements must be updated every eight years. Projected housing needs across California are determined by the State.

Housing Unit. The place of permanent or customary abode of a person or family. A housing unit may be a single-family dwelling, a multi-family dwelling, a condominium, a modular home, a mobile home, a cooperative, or any other residential unit considered real property under State law.

Implementing Policies/Actions. The City's statements of its commitments to consistent actions.

Implementation. Actions, procedures, programs, or techniques that carry out policies.

Inclusionary Housing: Policies that require or provide incentives to reserve a percentage of units in new market-rate developments for low- and moderate-income families.

Income Levels: Based on the Area Median Income, which the State Department of Housing and Community Development determines annually for each county. Housing Elements are required to plan for housing for all income levels.

Infill Development. The development of new housing or other buildings on scattered vacant lots in a built-up area or on new building parcels created by permitted lot splits.

Junior Accessory Dwelling Unit (JADU). A unit that is no more than 500 square feet in size that is contained entirely within the walls of a single-family residence, including attached garages, and that has a separate entrance. At a minimum, a Junior Accessory Dwelling Unit shall include an efficiency kitchen with a food preparation counter, cooking facility with appliances and storage cabinets, and may include separate sanitation facilities or may share sanitation facilities within the existing single-family residence.

Land Use Classification/Designation. A system for classifying and designating the appropriate use of properties.

Live-Work Units. Buildings or spaces within buildings that are used jointly for commercial and residential purposes where the residential use of the space is secondary or accessory to the primary use as a place of work.

Lot Coverage. The maximum lot area which may be covered with buildings and structures. Buildings and structures include all land covered by Principal Buildings, garages and carports, Accessory Structures, covered decks and gazebos, and other enclosed and covered areas; but not standard roof overhangs, cornices, eaves, uncovered decks, swimming pools, paved areas such as walkways, driveways, patios, uncovered parking areas or roads. All areas of coverage are computed in terms of net lot area at ground level.

Low-Income Household. A household with an annual income between 51 and 80 percent of the area median income adjusted by household size, as determined by the income limits established by the California Department of Housing and Community Development.

Low Income Housing Tax Credits. Tax reductions provided by the Federal and State governments for investors in housing for low-income households.

Manufactured Housing/Mobile Homes. Residential structures that are constructed entirely in the factory, and which since June 15, 1976, have been regulated by the Federal Manufactured Home Construction and Safety Standards Act of 1974 under the administration of the U.S. Department of Housing and Urban Development (HUD). (See also: *Mobile home*.)

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Ministerial. A non-discretionary process, review, action or approval where the City merely has to determine whether a project conforms with applicable statutes, ordinances, or regulations.

Mixed-Use. Properties on which various uses, such as office, commercial, institutional, and residential, are combined in a single building or on a single site in an integrated development project with significant functional interrelationships and a coherent physical design. A “single site” may include contiguous properties.

Mobile Home. A vehicle designed and equipped for human habitation, and for being drawn behind a vehicle. Such mobile home must either be constructed after September 15, 1971, and issued an insignia of approval by the California Department of Housing and Community Development and permanently located on a permanent foundation system, or be constructed after July 15, 1976, and issued an insignia of approval by the U.S. Department of Housing and Urban Development and permanently located on a permanent foundation system, or other type of housing determined to be substantially similar to the above.

Mobile Home/Manufactured Home Park. A development or subdivision of an existing parcel, or contiguous parcels, of land for the purpose of separate sale, lease, or financing to allow the installation of mobile homes or manufactured homes.

Moderate-Income Household. A household with an annual income usually between 81 and 120 percent of the area median income adjusted by household size, as determined by a survey of incomes conducted by a city or a county, or in the absence of such a survey, based on the latest available eligibility limits established by the U.S. Department of Housing and Urban Development (HUD) for the Section 8 housing program.

Moderate-Income Household. A household with an annual income between 81 and 120 percent of the area median income adjusted by household size, as determined by the income limits established by the California Department of Housing and Community Development.

Monthly Housing Cost. Total principal, interest, taxes, and insurance paid by the borrower on a monthly basis. Used with gross income to determine affordability.

Multi-Family Residence/Multi-Family Uses. A building or a portion of a building used and/or designed as residences for two or more families living independently of each other. This Includes: half-plex structures (a half-plex is a single residential unit that is half of a two-unit building where a property line separates the two units); duplexes, triplexes, and fourplexes (detached buildings under one ownership with two, three, or four residential units (respectively) in the same building); and apartments (five or more units under one ownership in a single building); attached unit projects such as condominiums and townhouses; and Boarding House. This use type may include other residential types determined to be substantially similar to the above by the City of Dublin Director of Community Development, or designee.

Ordinance. A law or regulation set forth and adopted by a governmental authority, usually a city or county.

Overcrowding. A housing unit in which the members of the household, or group are prevented from the enjoyment of privacy because of small room size and housing size. The U.S. Bureau of Census defines an overcrowded housing unit as one which is occupied by more than one person per room.

Parcel. A lot or piece of property that is identified by a unique assessor's parcel number (APN) assigned by the County.

Person with Disabilities. Any individual (1) with a physical or mental impairment that substantially limits one or more major life activities; (2) with a record of such impairment; or (3) who is regarded as having such an impairment. A physical or mental impairment includes, but is not limited to, conditions such as orthopedic, visual, speech and hearing impairments, cerebral palsy, autism, epilepsy, muscular dystrophy, multiple sclerosis, cancer, heart disease, diabetes, Human Immunodeficiency Virus (HIV), developmental disabilities, mental illness, drug addiction, and alcoholism.

Planning Area. The area directly addressed by the general plan. A city's planning area typically encompasses the city limits and potentially annexable land within its sphere of influence.

Appendix D – Acronyms and Glossary

Policy. A specific statement of principle or of guiding action that implies clear commitment but is not mandatory. A general direction that a governmental agency sets to follow, in order to meet its objectives before undertaking an action program. (See “Program.”)

Poverty Level. As used by the U.S. Census, families and unrelated individuals are classified as being above or below the poverty level based on a poverty index that provides a range of income cutoffs or “poverty thresholds” varying by size of family, number of children, and age of householder. The income cutoffs are updated each year to reflect the change in the Consumer Price Index.

Program. An action, activity, or strategy carried out in response to adopted policy to achieve a specific goal or objective. Policies and programs establish the “who,” “how” and “when” for carrying out the “what” and “where” of goals and objectives.

Regional Housing Needs Allocation (RHNA): A requirement of State housing law and is a process that determines projected housing needs for all Cities and Counties in California. The process to determine a RHNA allocation is conducted every eight years. Every jurisdiction must plan for its RHNA allocation in its Housing Element to ensure zoning regulations and potential housing sites can accommodate their allocation.

Regional. Pertaining to activities or economies at a scale greater than that of a single jurisdiction and affecting a broad geographic area.

Rehabilitation/Housing Rehabilitation. The repair, preservation, and/or improvement of substandard housing.

Residential. Land designated in the General Plan and zoning ordinance for building consisting of dwelling units. May be improved, vacant, or unimproved. (See “Dwelling Unit.”) **Residential Care Facility.** A facility that provides 24-hour care and supervision to its residents.

Retrofit. To add materials and/or devices to an existing building or system to improve its operation, safety, or efficiency. Buildings have been retrofitted to use solar energy and to strengthen their ability to withstand earthquakes, for example. **Rezoning.** An amendment to the map to effect a change in the nature, density, or intensity of uses allowed in a zoning district and/or on a designated parcel or land area.

Section 8 Rental Assistance Program. A Federal (HUD) rent-subsidy program, which is one of the main sources of Federal housing assistance for low-income households, operates by providing “housing assistance payments” to owners, developers, and public housing agencies to make up the difference between the “Fair Market Rent” of a unit (set by HUD) and the household’s contribution toward the rent, which is calculated at 30 percent of the household’s adjusted gross monthly income (GMI). “Section 8” includes programs for new construction, existing housing, and substantial or moderate housing rehabilitation.

Senate Bill 35 (SB 35): If developers and property owners fail to construct new housing in alignment with Regional Housing Needs Allocation targets, the City could be subject to the lower affordability thresholds of Senate Bill 35, often referred to as SB 35. This State law provides that in Cities and Counties where development is not on track to meet projected housing needs, qualifying multi-family residential projects are subject to by-right approvals. This means there is no discretionary review or public input process for these projects. This is all required to happen on an accelerated time frame.

Senior Housing. A multi-family building of three or more residential units that is under single ownership where all units are restricted to occupants aged 62 and older.

Shared Living Facility/Shared Living Opportunities. The occupancy of a dwelling unit by persons of more than one family in order to reduce housing expenses and provide social contact, mutual support, and assistance. Shared living facilities serving six or fewer persons are permitted in all residential districts by Section 1566.3 of the California Health and Safety Code.

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Single Housekeeping Unit. A residence with two or more members, whose members are a non-transient interactive group of persons jointly occupying a single dwelling unit, including but not limited to the joint use of common areas and sharing household activities and responsibilities such as meals, chores, and expenses.

Single Room Occupancy (SRO). A building or buildings for residential living consisting of one-room dwelling units, where each unit is occupied by a single individual or two persons living together, and where the living and sleeping space are combined. A one-room dwelling unit is not required to contain a bathroom or a kitchen except that if a bathroom or kitchen is not provided within the unit such common facilities shall be provided on-site for residents. A unit that contains both a bathroom and kitchen shall be considered a studio unit and not a Single Room Occupancy Unit. Common facilities for laundry may or may not be provided on-site.

Single-Family Dwelling, Attached. A dwelling unit occupied or intended for occupancy by only one household that is structurally connected with at least one other such dwelling unit. (See also: "Townhouse.")

Single-Family Dwelling, Detached. A dwelling unit occupied or intended for occupancy by only one household that is structurally independent from any other such dwelling unit or structure intended for residential or other use. (See also: "Family.")

Site Inventory/Site Feasibility: These are also identified in the Housing Element update process. The Housing Element must identify specific sites that are appropriate and available for residential development during the planning period. If the sites require rezoning, they can still be included in the inventory, as long as the Housing Element includes a program to accomplish the rezoning concurrently with the Housing Element or prior to the start of the planning period. Preparing a site-feasibility analysis is the second step in addressing the adequate sites requirement. In addition to providing a list of sites, Cities must prepare an analysis that demonstrates which sites can accommodate housing needs at different income levels.

Special Needs Housing. Special needs housing is provided for persons associated with specific demographic or occupational groups. State law specifically requires Housing Element analysis of the special housing needs of people who are elderly or disabled (including developmental disabilities), female-headed households, large families, farmworkers, and people experiencing homelessness. These special-needs groups often spend a disproportionate amount of their income to secure safe and decent housing and are sometimes subject to discrimination based on their specific needs or circumstances.

Subsidize. To assist by payment of a sum of money or by the granting to terms or favors that reduces the need for monetary expenditures. Housing subsidies may take the forms of mortgage interest deductions or tax credits from Federal and/or state income taxes, sale, or lease at less than market value of land to be used for the construction of housing, payments to supplement a minimum affordable rent, and the like.

Substandard Housing. Residential dwellings that, because of their physical condition, do not provide safe and sanitary housing.

Supportive Housing. Housing with no limit on length of stay, that is occupied by the target population as defined in California Health and Safety Code Section 53260(d), and that is linked to onsite or offsite services that assist the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community.

Target Areas/Target Sites. Specifically, designated sections of the community where loans and grants are made to bring about a specific outcome, such as the rehabilitation of housing affordable by very low- and low-income households.

Target Population. Target population refers to people with low incomes who have one or more disabilities, including mental illness, HIV or AIDS, substance abuse, or other chronic health condition, or individuals eligible for services provided pursuant to the Lanterman Developmental Disabilities Services Act (Division 4.5 (commencing with Section 4500) of the Welfare and Institutions Code) and may include, among other populations, adults, emancipated minors, families with children, elderly

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people, young adults aging out of the foster care system, individuals exiting from institutional settings, veterans, and people experiencing homelessness.

Tax Credits. Tax reductions provided by the Federal and State governments for investors in housing for low-income households.

Tenure. Tenure refers to the legal status under which an individual or household has the right to occupy a housing unit – homeowners or renters.

Townhouse. A single-family unit constructed in a group of three or more attached units in which each unit extends from the foundation to the roof and with its own front and rear access to the outside. A townhouse unit can be individually owned.

Transitional Housing. A dwelling unit occupied by seven or more homeless persons or families (large) or six or fewer homeless persons or families (small), which is operated under program requirements that call for the termination of assistance and recirculation of the assisted unit to another eligible program recipient at some predetermined future point in time which shall be no less than six months.

Very Low-Income Household. A household with an annual income less than 50 percent of the area median income adjusted by household size, as determined by the income limits established by the California Department of Housing and Community Development.

Zoning: A tool that most Cities use to govern which uses are allowed in specific areas, like residential, commercial, or industrial. It also identifies the size of buildings, such as height and density, and how buildings relate to their surroundings, including other buildings, open spaces, and the street.

Zoning Code: The Zoning Code or Development Code contains specific development standards for each zoning district, which vary slightly depending on a specific Planning Area where the development is proposed. In addition, the Development Code provides different development standards for residential infill/addition projects and residential subdivision projects. (See also: “Development Code.”)

APPENDIX E

Native American and Historical Context

APPENDIX E – NATIVE AMERICAN AND HISTORICAL CONTEXT

Appendix E

Information on the City's Prehistoric and Historic periods and Background was included in Section 4.5 (Cultural and Tribal Cultural Resources) of the Draft Environmental Impact Report (EIR) prepared for *General Plan 2035*. The information below was largely excerpted from that EIR and edited for context as part of this Housing Element Appendix E.

Appendix E is included in the 2023-2031 Housing Element to document the original Native American population and their settlement in what is present-day Martinez.

Prehistoric Period

In general, the Bay Area was lightly occupied prior to about 2000 B.C. by hunter/gatherer populations that did not concentrate on estuarine or marine food resources. Shellfish were eaten, but they are not predominant in the diet and sites are located inland as commonly as near the ocean or bay. About 2000 B.C. a different way of life became predominate that emphasized the resources available near shorelines. This is commonly thought to represent the movement of Penutian speakers, such as the Ramaytush Ohlone (Costanoan), into the area, displacing Hokan speakers.

The next major shift in cultural pattern appears to develop in the area over time due to population expansion and technological development. Around A.D. 500 to Euro-American contact, the archeological evidence shows an increased reliance on vegetable foods (necessary to support a denser population), more settlements, wide-ranging trading patterns with both neighboring and distant groups and several other traits reflecting a mature cultural development.

Ohlone

The old name for the native population of the peninsula, Costanoan, derives from the Spanish term for coastal people and was not used by the Indian people. Modern descendants generally prefer the term Ohlone to refer to this linguistic grouping. Ohlone territory extended from the Carquinez Strait in the northeast to just south of Chalome Creek in the southeast and from San Francisco to the Sur along the Coast. This vast territory was broken into eight different language-based zones. These eight branches of the Ohlone family were separate languages, not dialects (Levy 1978). The language of the Ohlone in the project vicinity was Ramaytush. The Ramaytush occupied the land from San Francisco south through San Mateo County. It is estimated that the 1770 population of the Ramaytush was approximately 1,400.

Ancestors of the Ohlone moved into the San Francisco and Monterey Bay areas from the Delta of the San Joaquin and Sacramento rivers. They divided up into what has been called "tribelets," small groups who spoke a common language, lived in a contiguous area, and identified themselves primarily as occupants of a central village. They situated their permanent villages on high ground above seasonal marshes inundated by high water for a few months of the year. Access to fresh drinking water was a criterion for selecting a village location. The tribelet was the basic unit of Ohlone political organization. Territorial boundaries of tribelets were defined by physiographic features. The Karkines were most heavily associated with the Martinez area. The Karkines were part of the Costanoan group a subset of the Ohlone family.

The Ohlone followed a seasonal round of subsistence activities, gathering plant and animal foods and materials for baskets and other manufactures. They insured a sustained yield of plant and animal foods by careful management of the land.

Between 1770 and 1797, the Franciscans established seven missions in Ohlone territory and effectively changed the Indian way of life. Unwilling recruits to the missions resisted control by Franciscans. In 1793, a runaway neophyte named Charquin began a three-year struggle during which tribes in the northeast Bay Area engaged in sporadic warfare with the Spanish. There was also resistance against Mission San Jose in 1800. Levy reports that mission baptismal records demonstrate that the last Ohlone tribelets living an aboriginal existence had disappeared by 1810. By 1832, the Ohlone population had decreased to one-fifth or less than its pre-contact size. After the Mexican government secularized the missions (between 1834 and 1836), some Ohlone returned to traditional religious and living practices while others worked on Mexican ranchos. Former mission residents formed multi-tribal Indian communities in Pleasanton and other locations within the aboriginal territory.

Bay Miwok

Linguistic data suggests that the Bay Miwok have resided in the delta of the Sacramento and San Joaquin rivers for approximately 2,500 years. The Bay Miwok occupied an area south of the Sacramento River, including portions of Contra Costa County east of present-day Walnut Creek. The Julpun lived along the south bank of the San Joaquin River and on Sherman Island. Schenck (1926:136-137) suggested that the Julpun extended their territory northward at the time of contact in response to pressures in their own territory. The Chupcan lived west of the Julpun near present-day Antioch and probably bordered the Bolbon near Mount Diablo. The Bolbon or Wolwon lived along upper Marsh Creek near Mount Diablo. The pre-contact population of these Bay Miwok groups was undoubtedly greater than the 319 persons counted in mission baptismal records. In 1776, for instance, Anza's expedition visited a village near Antioch, presumably Chupcan, with a population estimated at 400 persons. This report implies that only 25 percent of the villagers were baptized. If the same proportion held true for other Bay Miwok villages, these three groups probably numbered about 1,275 persons before contact.

Bay Miwok, like the Costanoans, situated their villages on elevations above the seasonal marshes. Father Viader described the summer flooding of the rivers and said that "at that time the wild Indians live on a few small elevations". Cook categorized these elevations as two types:

(1) small, scattered mounds formed of residual calcareous sand (the so-called "sand mounds") on the summits of which the Indians established their villages; and

(2) true habitation mounds, perhaps originally situated on a slight elevation, but built up by midden deposit to a height of several feet [Cook 1960:285].

Large, multi-lineage villages situated along waterways were occupied throughout the year except during the autumn acorn harvest. Single extended families occupied domed houses that were covered with tule mats and grass thatch. Wealthy families sometimes built semi-subterranean lodges. The Bay Miwok also constructed assembly houses in the major villages and round, earth-covered semi-subterranean sweatshouses.

APPENDIX E – NATIVE AMERICAN AND HISTORICAL CONTEXT

The Delta environment provided abundant food sources for the Bay Miwok, including grasses, berries, and other plants, fish, and waterfowl, and herds of elk and deer. The Bay Miwok used many of the same species as did the Costanoans/Ohlone. Their economy was based primarily on gathering plant foods. Fishing and hunting waterfowl and mammals were subsidiary subsistence activities. The Bay Miwok relied on the acorn as a staple in their diet. Valley oak (*Quercus lobata*) yielded large crops, and the Bay Miwok presumably gathered other acorn varieties as well. The acorns were ground into a meal the Bay Miwok cooked as a gruel. The Bay Miwok supplemented this food by collecting seeds, nuts, roots, berries, and greens. The Bay Miwok organized communal activities, such as hunting drives and fishing with nets and weirs (Bennyhoff 1977:10-11). Salmon were seasonally plentiful, and Viader observed Indians with large catches of fish (Cook 1960:258). Individual hunting skill may have been weakly developed. Although the Bay Miwok used sinew-back bows and a variety of arrows, they often chose to run down their game. Birds, rodents, and other small mammals apparently took a place in the Bay Miwok diet more consistently than did deer, elk, or antelope.

The Bay Miwok manufactured many specialized tools and utilitarian implements for subsistence activities, and they also excelled in crafting artistically-decorated baskets, ornaments, clothing, and ceremonial items. Baked clay was fashioned into net weights that were used for bird hunting and fishing, tule duck decoys, and ceremonial baked clay effigies. They created shell ornaments and bone ear decorations and feather-belts for the women. Men made string and cords for nets and wove feather-cloaks and rabbit-skin blankets. Women twined and coiled baskets that they decorated with quail plumes and beads, and they also fashioned plainer basket utensils, tule mats, cradles, waist aprons, and clay cooking stones.

Religious ceremonies and rituals marked birth, puberty, and marriage. Ceremonies for the dead were the most elaborate observances. The Bay Miwok ornamented the corpse and wrapped it in a tule mat. Common people buried their dead simply, while wealthy families set the corpse on fire and then burned baskets and other mortuary gifts before the grave was filled. Guests feasted and engaged in ritual gift exchange and public displays of grief. The Bay Miwok burned a house when its owner died, and burned or abandoned a village when its leader died.

In 1774, the first Bay Miwok converts were recorded at Mission San Francisco, although most of the Bay Miwok neophytes were taken to Mission San Jose. Some of those who escaped the rigid life at the missions hid in the tule marshes and sought protection from extant villages; but Spanish expeditions used military force to recapture runaways and discourage the villagers from harboring fugitives (Cook 1960:258-259). The last Bay Miwok baptisms were recorded in 1827. Subsequently, the original tribal groups lost their identity, it has been suggested, by joining more distant tribes or because they were decimated by disease.

The Bay Miwok village site of *Bolbon* was located on the southeast flanks of Mount Diablo, about eight miles southeast of the Study Area. From 1803 to 1813, 67 Bay Miwok were recorded to have been baptized by the padres at the village. The village name, *Bolbones* was assigned to the local Bay Miwok tribe and triblets in the general Study Area.

Historic Period

The “discovery” of the Carquinez Straits and exploration of Contra Costa County was accomplished by Pedro Fages, who toured the county with twelve soldiers, an Indian guide, and Father Juan Crespí in the spring of 1772. This expedition was followed in 1776 by a party led by Captain Juan Bautista de Anza that generally

followed along the same route from San Francisco Bay to the Carquinez Straits, continued toward the interior and passed somewhere east of Mt. Diablo.

In 1824, the Alhambra Valley was included in a 17,000-acre land grant awarded to Don Ygnacio Martinez by the Mexican government for services rendered to the Royal Spanish and Mexican armies. In 1849, Don Ygnacio's son, Don Vicente, built the adobe house now located at the rear of the John Muir Home Historic Site. Martinez is named for Don Ygnacio Martinez.

Further description of the history of the City of Martinez during and after the Settlement Period may be found in the Historic, Cultural & Arts Element of the *City of Martinez General Plan 2035*.

Tribal Consultation

A Sacred Lands File (SLF) search was requested from the Native American Heritage Commission (NAHC). NAHC's response dated 02.07.23, stated the SLF search had been completed and provided a list of 12 Native American individuals or tribal organizations that may have knowledge of cultural resources within or near the Project site.

The City of Martinez conducted Native American consultations under Senate Bill (SB) 18 (Chapter 905, Statutes of 2004), which requires local governments to consult with Tribes prior to making certain planning decisions and requires consultation and notice for a general and specific plan adoption or amendments (in this case the adoption of a 2023-2031 Housing Element Update to the General Plan) in order to preserve, or mitigate impacts to, cultural places that may be affected.

On January 31, 2023, the City sent letters via email and certified mail to the 12 Native American individuals and/or Tribal Organizations that had been identified by the Native American Heritage Commission.

References

Contra Costa County, *Historic Resources Inventory*. July 2019.

California State Parks, Office of Historic Preservation, *California Historical Resources*, <https://ohp.parks.ca.gov/ListedResources/?view=county&criteria=7>, accessed May 20, 2022.

United State Department of the Interior, National Park Service, National Register of Historic Places, *Historic Resources of Martinez, California*, http://martinez.granicus.com/MetaViewer.php?view_id=7&clip_id=1129&meta_id=85037 accessed May 27, 2022.

APPENDIX F

Response to Comments on the
Public Review Draft 2023-2031 Housing Element

Appendix F
Martinez 2023 - 2031 Housing Element Update
Public Review Draft Comments and Responses

COMMENTER	#	SUMMARY OF COMMENTS	RESPONSE TO COMMENTS
<p>Tim Platt and Harlan Strickland for Thousand Friends of Martinez Housing Element Study Group</p>	<p>1.01</p>	<p>The costs over which the Council has control in implementing the Housing Element are huge—in the millions of dollars. The multitude of new programs, fee waivers and deferrals, added free services and other costs being recommended in the Report will be very expensive. Waiver of developer impact fees alone could potentially cost over \$5,000,000 (501 housing units x \$10,048/unit).</p> <p>Many of these costs are at the discretion of the Council to implement or not. Before the Council can decide to approve them these added costs need to be delineated and costed out by the Staff and then reviewed carefully by the Council. Many of these costs are hidden in the Report details but there are a lot of them. For instance, almost every one of the 28 Housing Programs (pg. HP-6 through 36) lists “General Fund” as the first “Funding Source”.</p> <p>We urge the Council to add a requirement in the Housing Element that staff must provide an estimate of cost in dollars and staff time for each of these discretionary actions and that the Council will pay strict attention to these costs before giving their approval. With our many other goals that require significant funding, like staff hiring and moving the marina forward, we need to know what costs we would incur under the Housing Element before the Council votes to fund them.</p> <p>See comment below on “Pg. HP-6 Program 1: Partnership for Affordable Housing” for more details.</p>	<p>This comment is noted. The City Council must always consider the fiscal impacts of its decisions. Furthermore, the housing programs such as Program 1: Partnerships for Affordable Housing are designed to provide City decision-makers with the flexibility to make program decisions based on what annual budgets will allow and what is fiscally sustainable, among other considerations. For example, Program 1 describes the financial and regulatory incentives that <u>may</u> be included, and provides a menu of options for the City Council to consider after an analysis of the options is conducted, including the feasibility/fiscal impacts of the options.</p>
	<p>1.02</p>	<p>The City will have the flexibility to determine some of the “bonuses” and incentives that developers can get by agreeing to including affordable housing. Some of the “bonuses” and incentives are mandated by the State, most importantly higher density. But the Council can decide to offer additional ones. We urge the Council to not extend additional “bonuses” or incentives or replace discretionary approvals or extend ministerial (by-right) approvals without very careful thought and justification.</p> <p>Many concessions have already been made in the General Plan, and additional bonuses like added height or reduced parking or</p>	<p>This comment is noted. The comment references Program 11: Zoning Ordinance Amendments, which is a program primarily intended to update various sections of the Zoning Ordinance to comply with State law (e.g., defining and permitting low barrier navigation centers consistent with the requirements of Government Code § 65660-65668). Program 11 also includes additional amendments intended to advance affordable housing opportunities, but does not specifically address development bonuses and incentives.</p> <p>However, the comment may be alluding to Program 15: Access to Opportunities, Density Bonuses, and Incentives. Under State Density Bonus Law, the City is required to provide a minimum number of</p>

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COMMENTER	#	SUMMARY OF COMMENTS	RESPONSE TO COMMENTS
		<p>increased lot coverage will only increase the impact the new housing will have on what is special and cherished by us in our town, including particularly in our Downtown and waterfront areas.</p> <p>See comment below on “Pg. HP-16 Program 11: Zoning...” for more details.</p>	<p>concessions and incentives, such as added height, reduced setbacks, and reduced parking, in exchange for a project providing affordable units at certain thresholds. Program 15 requires the City to update the Zoning Ordinance to comply with State Density Bonus Law and goes a step further to allow one additional incentive for special needs housing (e.g., for seniors, disabled persons) that is affordable to lower- and moderate-income households in perpetuity. Therefore, Program 15 will bring the Zoning Ordinance into compliance with State law and only provide additional incentives to those residents with special needs.</p>
	1.03	<p>The number of lots that have been designated in the report to be rezoned for more housing end up giving us more potential units than the State demands, 1877 housing units versus the State RHNA demand for 1345 units. We assume we need a little buffer, but a decent number of the 532 excess units should not be rezoned if that is not needed.</p> <p>That will reduce the impact on our neighborhoods and Downtown, and those units can be rezoned as necessary for the next 8-year cycle. Importantly, this may mean some lots Downtown would not need to be rezoned now.</p> <p>Also, although it is not clear, Map ID F appears to show John Muir School Park being rezoned for housing, and that could be reversed. (We oppose rezoning open space/parks for housing unless that is the only option. That is why we worked so hard to turn Measure I, the Martinez Open Space and Park Initiative, into law.)</p>	<p>A buffer in total capacity is created in the sites inventory for two main reasons. First, until the Housing Element is certified by the HCD the sites inventory may change and some sites might be removed from the inventory for various reasons (e.g., a property owner may choose not to develop a site during the planning period (2023-2031)). Second, if during the planning period a site that was identified to accommodate a portion of the City’s lower-income need instead develops entirely at market rate, then the capacity of that site to produce housing affordable to lower-income households will be lost. Under that scenario, a buffer of housing would ensure that the City could still meet its lower-income RHNA and not experience a net loss of lower-income sites, which would automatically trigger a requirement for the City to find additional sites or possibly even rezone to make up for the net loss of sites.</p>
	1.04	<p>We strongly recommend that you do a cost analysis on the entirety of the proposed new housing in the Housing Element as was done for the Annexation Study that gave a pretty complete idea of whether the City income from the annexed areas would cover the added costs the City would incur to support the areas. That would be valuable information to have on the housing mandated in the Housing Element for when the Council discusses all the optional added costs they could approve under the Housing Element (see Comment 1).</p> <p>This information may also be useful if we are able to take some sites off the rezoning list as discussed in Comment 3 above. For</p>	<p>This comment is noted. In order to accommodate Martinez’s RHNA, the City must identify specific sites and ensure that zoning regulations are in place to allow development to occur at densities that can produce housing at the numbers and affordability levels required by the RHNA allocation. Although programs in the Housing Element are intended to encourage and incentivize the production of housing, actual construction will ultimately be a function of the market with costs borne by developers. Furthermore, the large majority of sites in the sites inventory are considered infill and would not require an extension of services as infrastructure and utilities are readily available to serve the sites.</p>

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COMMENTER	#	SUMMARY OF COMMENTS	RESPONSE TO COMMENTS
		<p>instance, it may be able to help us choose sites that would have the best overall economic benefit to the City coffers from not being used for housing.</p> <p>For example, it might show us the added tax benefit of repurposing the Telfer property, Map ID 201, from housing to light industrial or commercial use which would probably be beneficial on a net cost basis for the City and would be a safer use for the property and provide local jobs.</p>	
	1.05	<p>Under the possible funding sources for some programs the report notes the possible use of Infrastructure Finance District (IFD) which we do not support. IFDs are basically tax diversion devices that take property tax the new development should be paying to the General Fund to cover the day-to-day costs to the City of the new housing and population and diverting it to pay for infrastructure costs that are normally paid for by the developer or other sources.</p> <p>Then the City has to divert funds from the General Fund to pay for those day-to-day costs to provide police/street repair/administration/etc. IFDs do not provide new money, they just divert our tax dollars from the General Fund to a specific purpose.</p>	<p>This comment is noted. An Infrastructure Financing District is identified as one potential method to assist with the development of affordable housing and not as the only solution.</p>
CalHDF	2.01	<p>The City Must Conduct a More Thorough Autopsy of the Prior Housing Element and Incorporate the Lessons into This Cycle’s Housing Element</p> <p>Each cycle’s Housing Element must include a review of the successes and failures of the previous cycles. (Gov. Code § 65588.) The lessons from these successes and failures, furthermore, must be incorporated into the Housing Element’s programs and policies. Although the current draft analyzes the prior Housing Element (pp. 172-84 of the Housing Element Background Report (“HBR”)), it does not do so in sufficient detail, and the programs proposed for the current cycle do not adequately address the failures identified in the analysis. This is particularly worrying given that Martinez did not meet its Regional Housing Needs Determination (“RHND”) targets at any income level last cycle and produced zero units affordable at the low- and very low-income levels (against a RHND of 196) and</p>	<p>This comment is noted. Responses to the specific points are as follows:</p> <ul style="list-style-type: none"> • Through the General Plan, Housing Element, Zoning Ordinance, etc., the City sets the stage for housing construction to occur in Martinez. The housing programs of the Housing Element further attempt to incentivize and encourage housing production at all income levels. Ultimately, new home construction is largely a function of the market and during the previous planning period 182 new units were permitted in the City. Nonetheless, the City acknowledges that housing production fell short of its RHNA target and to address this outcome going into the 2023-2031 planning period the City has initiated the following: <ul style="list-style-type: none"> ○ Adopted the 2035 General Plan in November 2022, which establishes the framework for the goals, policies, and implementation measures that will

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		<p>one unit affordable at the moderate income level (against a RHND of 77). Specifically, the draft should be revised on the following points:</p> <ul style="list-style-type: none"> • Analyze the factors that led the City to fall so far short of its RHND last cycle and develop programs to fully address them. In particular, the draft should assess the extent to which the City’s failure to follow through on many of the programs outlined in the previous Housing Element contributed to the egregious RHND misses. The City should provide concrete assurances that this will not happen in the current cycle. • The draft identifies staff turnover as a barrier to the City’s failures in the previous cycle (HBR pg. 173). It does not explain, however, what drove this high turnover, nor does it include any proposals to ensure staff retention rates increase to the level necessary to implement the programs in the draft. CalHDF further notes that long-term unfilled vacancies at the City’s planning department contributed significantly to this draft’s tardiness. • The draft should provide greater detail on why Program 17 in the prior Housing Element (expedited review, fee reductions, and other support for affordable housing) did not succeed in producing any affordable housing project applications during the prior cycle. The City must do more in the current cycle to stimulate affordable housing development, and the vague language around “modifying” this program is inadequate; concrete solutions are called for. • Despite Program 21 in the prior Housing Element (encouraging second units), only 29 accessory dwelling units (“ADUs”) were built in the prior cycle. For a city of Martinez’s size, with many single-family homes on large lots, this is a paltry output. The draft should assess where, specifically, Program 21 and the rest of the prior Housing Element fell short and include programs that will fix those shortcomings. This carries particular 	<p>shape land development in Martinez until 2035, including the intensity and distribution of housing;</p> <ul style="list-style-type: none"> ○ Added one additional planning staff position in the Planning Division to alleviate any backlog in development application processing; and ○ Developed a more robust Housing Plan and implementation programs to promote the production of new housing affordable to all. <p>The recently approved (late 2022) Amáre Apartments project, which is a 183-unit multifamily project that includes nine deed restricted very low-income units is an example of how these recent efforts are positively impacting housing development in Martinez.</p> <ul style="list-style-type: none"> • The City has not conducted exit interviews in order to ascertain why planning staff have left City employment in the part. The pandemic, opportunities for remote working conditions and competitive salaries and benefits for positions in jurisdictions with competing recruitments all contributed to staffing turnover. The City has recently revised its employee salaries, which has enhanced effective recruitment and increased hiring. Moreover, the City continues to reallocate resources to assist with employee retention. Combined, these efforts are anticipated to improve application processing times during the 2023 - 2031 planning period. • Program 17 from the previous Housing Element is now effectively Program 1: Partnerships for Affordable Housing, which is a much more detailed program with specific commitments and an identified timeline. The program will provide opportunities for regular outreach with developers, regulatory incentives, and financial assistance all in a concerted effort to stimulate affordable housing development. • Like other cities in California, Martinez has seen applications for ADUs accelerate over the past three to four years. One reason is the numerous changes in State law regarding ADUs and JADUs, which have streamlined and incentivized their production. The other reason is public awareness, which has

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		<p>urgency given the draft’s projection that ADU production will <i>double</i> in the current cycle (HBR pg. 107). For example, Martinez’s ADU ordinance appears to be several years out of date with state law requirements. The City should explain whether it failed to implement state ADU standards under the prior Housing Element, and whether outdated local codes were an impediment to second unit permitting.</p> <ul style="list-style-type: none"> • The prior Housing Element included Program 24 to ensure residents with disabilities who needed reasonable accommodations to modify their home, but the draft indicates the City received no requests for reasonable accommodations. The draft should examine why this was and, to the extent it reflects deficiencies in the prior Housing Element, propose programs to correct the problem. • The draft should explain why Program 22 (revisions to parking requirements for multifamily housing) was not implemented and analyze the extent to which this failure impeded multifamily housing production. The City should be especially concerned here given the draft’s comment that developers have flagged current parking requirements as “egregious” (HBR pg. 120). <p>Overall, the City did poorly in implementing the previous cycle’s Housing Element, and the programs it did implement failed to produce more than a single unit of housing affordable to low- and moderate-income families. To achieve compliance, the current cycle’s Housing Element should conduct a more detailed postmortem and, crucially, offer solutions to guarantee these problems do not recur.</p>	<p>resulted in ADU interest gaining more traction. Preliminary figures suggest that the City is on target to approve 36 ADUS in 2023, as 12 permits for ADUs were issued from January 1, 2023 to April 30, 2023, and that number is expected to rise going forward. Nonetheless, the Housing Element is proposing a robust ADU program (Program 4) that includes immediate updates to comply with State law (by summer 2023); the pursuit of funding to assist low- and moderate-income homeowners to build ADUs and JADUs; outreach a mid-cycle review of the program and the provision of sample ADU plans on the City website.</p> <ul style="list-style-type: none"> • The City’s reasonable accommodation provisions were available throughout the 2015 - 2023 planning period and Planning Division and Building Division staff were available to guide applicants through the process. Under the revised Program 24, the City will actively promote the reasonable accommodation procedures by conducting outreach with service providers and disabled individuals, distributing information brochures, and publicizing the program on the City website. • The City’s approach to revising its parking regulations included the preparation of the Martinez Downtown Parking Study (completed June 2022), which provided an in-depth assessment of downtown parking. The study determined that there is a parking management issue in the downtown and not a shortage of parking in the downtown. The Downtown Parking Study is the first phase of the City’s wholistic look at parking issues and regulations in Martinez. The next phase will include parking pricing, availability, and management, followed by the analysis of multifamily parking requirements, as outlined in Program 11: Zoning Ordinance Amendments. The City is committed to finding solutions for parking in Martinez, including but not limited to reducing the amount of required parking for senior housing, affordable housing, smaller units, and housing close to transit. Furthermore, the analysis and efforts addressing parking issues in the

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			downtown will serve as a model for future efforts in other regions of Martinez.
	2.02	<p>Further Analysis of the Constraints on Housing Production, and Programs to Address These Constraints, Are Necessary</p> <p>The Housing Element must identify governmental and non-governmental constraints on housing production (the “constraints analysis”) and include programs to address them. (Gov. Code § 65583, subds. (a)(5)-(6).) The current draft’s constraints analysis falls short. Although it lists a number of constraints on housing production, it makes little effort to quantify their impacts, either in relative or absolute terms.</p> <p>A. <u>Land Use Controls</u></p> <p>Regarding setback requirements, the draft states merely that “the City’s setback requirements are comparable to other communities throughout the region and do not constrain the permitted uses and densities.” (HBR pg. 47.) Assertions like this require evidence. The City should also examine whether relaxed setback requirements would ease constraints on residential development before making such conclusory statements.</p> <p>The treatment of the City’s current height limits, site coverage maximums, floor area ratio (“FAR”) limits, and landscaping and open space requirements is similarly lacking. Height limits are presented as “a potential constraint to multifamily projects,” (HBR pg. 47) but the draft, although required to address this, makes no proposals to ameliorate this constraint. The draft goes into detail on current FAR limits and site coverage maximums but then makes no effort to evaluate the magnitude of their impact on housing production nor any effort to reduce that impact. Open space requirements, the draft tells us, “may preclude developments [...] at maximum densities.” (HBR pg. 48.) Again, more is required! The draft should assess the impact in more concrete terms and take steps to address it. Finally, the current draft includes a promise to study waiving landscaping requirements for certain projects (pg. 18 in the Housing Plan</p>	<p>This comment is noted. Responses to the specific points are as follows:</p> <p>A. Building setbacks have multiple purposes, including providing access to a site and around a structure, allowing light and ventilation into a site, providing separation between structures for fire safety, allowing for landscaping and open space, and creating a transition between the private realm of the home and the public realm of the street. The City’s setback requirements are in line with industry standards and do not impact a site from achieving maximum permitted density. Nonetheless, affordable housing projects are eligible for a density bonus that can include flexibility with minimum setbacks. For comparison, Table 45A has been added and shows the development standards for a typical medium density residential zoning district in the surrounding cities relative to Martinez’s R-2.5 zone. Regarding building height, the Draft 2023 – 2031 Housing Element does identify the height limits as a potential constraint to achieving maximum density for multifamily housing. In response to this, under Program 11, the City will ensure that the height limits and other standards such as floor area ratio, unit size, and parking requirements, accommodate the maximum densities permitted (see H. Design Standards under Program 11). Furthermore, affordable housing projects are eligible for a density bonus that can include flexibility with the height limit.</p> <p>B. The City’s approach to revising its parking regulations included the preparation of the Martinez Downtown Parking Study (completed June 2022), which provided an in-depth assessment of downtown parking. The study determined that there is a parking management issue in the downtown and not a shortage of parking in the downtown. The Downtown Parking Study is the first phase of the City’s wholistic look at parking issues and regulations in Martinez. The next phase will include parking pricing, availability, and management,</p>

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		<p>(“HP”)) but does not – though it should – analyze these as a constraint.</p> <p>More broadly, the draft goes through current zoning and land use restrictions in great detail but skips analyzing their effect on housing production in any detail. Some efforts are promised to address these restrictions’ ill effects, but the current draft gives the reader no confidence that these fixes are well-tailored to the problem. This bears special emphasis in light of the draft’s acknowledgement that “developments in Martinez have typically occurred at or slightly below the maximum permitted densities,” (HBR pg. 86) suggesting that current density limits are a major barrier to more housing construction in the City.</p> <p><u>B. Parking Requirements</u></p> <p>The constraints analysis lays out Martinez’s current off-street parking requirements for housing developments. But it does not explore how these requirements impact housing production and affordability. It states merely, “excessive parking standards can pose a significant constraint to the development of housing.” Such cursory language does not satisfy the Housing Element Law. The City must take a closer look at precisely how much of an effect current parking requirements have, particularly in light of how high they are. The required 2.25 spaces per unit of multifamily housing merits particular attention, especially given that developers flagged them as a major concern and service providers suggested allowing developers to provide bus passes to tenants in lieu of parking spaces. (HBR pg. 120.) Also of note is the City’s admission that the current supply of parking is more than adequate, at least in the downtown area. (HBR pg. 55.)</p> <p>Once the draft includes this further analysis, the City must address it. The Housing Element should do more than “study” reducing parking requirements (Program 11), promise that</p>	<p>followed by the analysis of multifamily parking requirements, as outlined in Program 11: Zoning Ordinance Amendments. The City is committed to finding solutions for parking in Martinez, including but not limited to reducing the amount of required parking for senior housing, affordable housing, smaller units, and housing close to transit. Furthermore, the analysis and efforts addressing parking issues in the downtown will serve as a model for future efforts in other regions of Martinez.</p> <p>C. The City’s regulations for emergency shelters apply to operational standards, which are in line with the requirements of State law and do not constrain the development of emergency shelters. Furthermore, the Zoning Ordinance will be updated to only require sufficient parking to accommodate all staff working in an emergency shelter, provided that the standards will not require more parking for emergency shelters than other residential or commercial uses within the same zone, in compliance with AB 139 (2019).</p> <p>D. This comment is noted. The City has conducted an analysis of its planning, building, engineering, and development impact fees in comparison to other jurisdictions in the area and has determined that the fees are comparable to the region. As well, during the stakeholder meetings held as part of the public outreach for the project, the City spoke directly with the development community and development fees were not raised as a constraint to the construction of housing. Moreover, programs in the Housing Plan provide opportunities for reduced development fees, fee deferrals, and other assistance to reduce costs. The City is in the process of initiating a development impact fee study and has selected a consulting firm to conduct this work.</p> <p>E. In order to further streamline the permitting process, the City will adopt new objective design and development standards that will provide greater certainty to developers and improve processing times during the design review phase of residential and mixed-use development applications (see Program 11).</p>

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		<p>rezoning efforts will establish new parking requirements (Program 13), and note that projects under the state’s Density Bonus Law may provide less parking (Program 15). Parking requirements are a major cost driver for housing, and they deserve serious attention and serious policy commitments.</p> <p>C. <u>Emergency Shelters</u></p> <p>The constraints analysis should identify and analyze constraints on construction of emergency shelters, specifically, as required by the Housing Element Law. The current draft addresses emergency shelters in many places, but the constraints analysis does not explicitly analyze the barriers to their construction or operation. This must be fixed before the draft can be deemed compliant.</p> <p>D. <u>Fees</u></p> <p>Fees are a major impediment to housing production, and the constraints analysis should do more here as well. Although the draft provides an in-depth look at fees imposed on housing developments, it only minimally speaks to the impact of these fees on housing production, and it proposes no major programs to address that impact. The draft alleges, “the City’s fees do not constrain housing supply or affordability,” but the only support for this lies in the City’s comparisons to neighboring jurisdictions and “ongoing development and input from the development community.” (HBR pg. 81.) CalHDF does not mean to be a broken record here, but – again – the statute demands more. The City cannot simply explain its fee burden in detail and then forgo serious analysis of that burden (ideally analysis that tries to quantify the problem). It must conduct such an analysis and then, crucially, tailor the Housing Element’s programs in response.</p> <p>E. <u>Permitting</u></p>	<p>During the previous planning period it was found that there was a lag between the approval of entitlements for multifamily residential development projects and the submission of applications for building permits. At this point in the process there is no governmental barrier preventing or delaying an applicant from submitting building permit applications; therefore, the conclusion was that something external was causing the delay, which may have been market conditions, cost of materials, lack of financing for the project, or potential challenges resulting from the pandemic. As this seemed an anomaly, City staff are optimistic that going forward projects will be submitted to the Building Division for plan check shortly after entitlements are approved, which is generally more the common practice.</p> <p>F. Although the City does not have control over non-governmental constraints such market conditions, cost of building materials, or the availability of financing, the Housing Plan in its entirety is designed to mitigate against these constraints by counterbalancing them with programs to encourage housing production and improve housing affordability.</p>

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		<p>With respect to permitting rules and procedures, a similar critique is in order. While the reader comes away with a clear picture of the City’s current practice, they gain little understanding of how permitting rules and procedures affect housing construction and costs. Among other things:</p> <ul style="list-style-type: none"> • The draft claims design guidelines “have not been identified as a constraint” but does not elaborate on why. (HBR pg. 76.) This is concerning because, on the same page of the draft, the City states multifamily projects must “file a design review application that typically takes between two to eight months to process.” That is a substantial delay, and claiming it has no impact on housing construction costs beggars belief. The City should engage more seriously with the effect design review has on housing production and costs, and it should consider policies to minimize that effect. • In the analysis of non-governmental constraints, the draft mentions developers took nearly six years, on average, to request building permits for multifamily projects. (HBR pg. 86.) The draft conjectures this period will shorten in the future, but it offers scant evidence. In making revisions, the City should examine whether and how the current permitting rules and procedures – or any other aspect of City policy – delay requests for building permits. If problems are found, programs should be drafted to fix them. <p>F. <u>Non-Governmental Constraints</u></p> <p>The portion of the constraints analysis dedicated to non-governmental constraints on housing production misses the mark by a wide margin. The City seems to have taken the attitude that its ability to address these factors is “negligible,” and that its Housing Element therefore need not include programs to address them. (HBR pg. 84.) The draft describes non-governmental constraints but does little to blunt their impact. That will not suffice. The Housing Element Law states:</p>	

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		<p>“The analysis shall also demonstrate local efforts to remove non-governmental constraints that create a gap between the locality’s planning for the development of housing for all income levels and the construction of that housing.” (Gov. Code § 65583, subd. (a)(6).) CalHDF urges the City to respond to this mandate rather than ignore it.</p>	
	2.03	<p>The Proposed Overlay Zones Will Not Satisfy the Law The current draft describes a rezoning program to satisfy Government Code section 65583.2, subdivision (h). (HBR pg. 108.) This program relies on overlay zones in many places. A recent Court of Appeal decision, however, held that overlay zones do not satisfy section 65583.2, subdivision (h). (See <i>Martinez v. City of Clovis</i> (5th Dist. April 7, 2023) No. FO82914, -- Cal.App.5th ---, 2023 WL 2820092 (finding the City’s housing element non-compliant despite HCD certification because minimum densities beneath the overlay zone fell short of the standards in Gov. Code § 65583.2, subd. (h)).) The next draft of the Housing Element must eliminate the base zoning beneath the proposed overlay zones to the extent it falls below the Housing Element Law’s minimum density requirements.</p>	<p>This comment is noted. The rezone program and the associated overlays will fully comply with State law and case law. Additional language was added to page HP-20 of the Draft 2023 – 2031 Housing Element stating: “overlay districts will require development at minimum densities, be consistent with the Government Code, and conform with case law, such as <i>Martinez v. City of Clovis</i> to the extent applicable, related to use of overlay districts in housing elements.”</p>
	2.04	<p>The Current Draft Does Not Adequately Address Fair Housing Concerns Housing Elements now need to include an assessment of fair housing problems in the jurisdiction, along with the jurisdiction’s fair housing goals, metrics for progress on those goals, and strategies for achieving them. (Gov. Code § 65583(c)(10)(A).) Martinez’s draft includes this assessment, but it leaves out crucial components and neglects analyzing important fair housing issues. Most notably, the draft does not lay out metrics for assessing progress towards the City’s fair housing goals, nor does it analyze how likely its strategies are to succeed on those metrics. On top of that, the City should add the following to its fair housing assessment:</p> <ul style="list-style-type: none"> • An account of the historical contributors to patterns of segregation and poverty (and programs to rectify them as well as metrics to evaluate the programs’ success). 	<p>This comment is noted. The fair housing analysis has been updated throughout Chapter 5, Affirmatively Furthering Fair Housing; nonetheless, in response to the specific points:</p> <ul style="list-style-type: none"> • In Table 73, the Draft Housing Element identifies fair housing issues in Martinez along with their contributing factors. The table also identifies the meaningful actions, by way of the housing programs, that will be taken to address the issues. Program 16 includes a table of Fair Housing Program Action Items that summarizes the meaningful actions and provides metrics for the actions. Note that this table has also been updated. • Through Program 6: Housing Choice Voucher Rental Assistance the City will continue to work with the Contra Costa County Housing Authority to improve access to vouchers within Martinez and advocate for additional vouchers. The Housing Choice Voucher program will continue

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		<ul style="list-style-type: none"> • A discussion of the extent to which disproportionate increases in cost burdens for renters, as opposed to homeowners, presents a fair housing issue. The draft states, “From 2010 to 2019, renters saw a large rent increase of 43.9 percent while homeowners experienced a 3.9 percent increase in housing costs.” (HBR pg. 33.) This is a fair housing concern, and it merits serious analysis (and corrective policy programs and metrics for those programs’ success). • An analysis of whether the City’s relative dearth of multifamily housing, and the current geographic distribution of multifamily housing, contributes to fair housing problems. CalHDF notes “the southern portions of the City [which are predominantly single-family residential zones, many of which require large lot sizes] have census tracts with higher economic scores” than other areas of the City. (HBR pg. 154.) • A look at whether the tendency among East Bay homeowners (identified on pg. 107 of the HBR) to make their ADUs available to friends and family rather than renters on the open market contributes to patterns of segregation and poverty. This trend may reduce the impact ADUs in single-family neighborhoods have on racial and economic integration, and the City should analyze that potential effect, as well as devise ways to address it. 	<p>to soften the impacts of rent increases on very low-income households. Further, California Rent Control Law (AB 1482, 2019) limits maximum annual rent increases and cost of living adjustments and provides eviction protections.</p> <ul style="list-style-type: none"> • Historically, multifamily housing in Martinez has been constructed closer to services. As shown in the sites inventory and as reflected in Figure 20, candidate sites to accommodate the City’s RHNA, including the lower-income RHNA, are distributed across Martinez and are located in a range of resource areas from High Resource, Moderate Resource, Low Resource, to High Segregation and Poverty. The distribution of RHNA sites across the community without concentration in any particular census tract or block group will help to improve opportunities and outcomes throughout the City. • Over the past few years ADU construction has grown exponentially. The combination of less restrictive zoning regulations, directly resulting from new State laws, and the growing interest of homeowners towards ADUs has led to the rise in their popularity. Historically, “granny flats” often housed relatives or someone known to the homeowner, but that dynamic is changing as property owners increasingly see ADUs as a business opportunity for rental income. Moreover, through Program 4 of the Housing Plan the City will be proactively encouraging ADU construction, which should further diversify the range of ADU occupants.
	2.05	<p>The Site Inventory Needs Additional Work A key component of the Housing Element is its site inventory, which must meet numerous statutory requirements. The current draft’s site inventory measures up to many of these requirements, but it falls short on others and must be amended.</p> <p>A. <u>Projected Number of Units for Sites in the Inventory</u></p> <p>For each site in the inventory, the Housing Element must provide the number of units the site can be expected to produce, based on calculations following a specific methodology. (Gov. Code §</p>	<p>This comment is noted. Responses to the specific points are as follows:</p> <p>A. The methodology used to establish the number of units projected for each site is based on the realistic capacity assumptions described in Chapter 4, Section B of the Background Report. An individual analysis of each site considering site conditions and realistic capacity is provided in Appendix A. Where there are environmental conditions or other constraints that reduce the development potential of a site, the constraint is noted in the Comments section of Appendix A and the associated adjustment is described.</p>

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		<p>65583.2, subd. (c.) If a site is zoned with a minimum density, the City may use that as the basis for the projected number of units on the site. Otherwise, a more detailed analysis is necessary. (<i>Id.</i> at subd. (c)(1).) The projected number of units must also be adjusted up or down based on relevant information in the constraints analysis, typical densities of residential developments at similar affordability levels in the City, and the site’s access to utilities. (<i>Id.</i> at subd. (c)(2).)</p> <p>The draft fails to provide this statutorily required assessment of each site’s capacity. It contains a high-level explanation of why the City expects vacant and underused sites to develop at 80 percent of the zoned capacity, but the sites are not assessed individually. The language and context of the statute makes clear such individual assessments are necessary to the extent that different sites face unique circumstances. HCD has issued guidance supporting this reading of the statute. (<i>See</i> Department of Housing and Community Development, Memorandum Concerning Housing Element Site Inventory, Jun. 10, 2020, available here (providing a sample capacity calculation tailored to an individual site, rather than endorsing a generalized analysis).) In the next draft, the City must ensure site-specific analysis is provided where appropriate.</p> <p>B. <u>Discontinuation of Existing Uses</u></p> <p>Because the draft relies on non-vacant sites to accommodate more than half of its low-income RHND, the City must provide substantial evidence the existing uses of those sites is likely to be discontinued during the planning period. (Gov. Code § 65583.2, subd. (g).) The current draft does not adequately do this. Although it explains that non-vacant sites in the inventory were chosen according to criteria designed to ensure the existing uses would be discontinued, the City cannot rely on such a general level of analysis to satisfy the statute. As the non-vacant sites in the inventory differ from each other substantially, the must analyze the unique features of each site, including existing</p>	<p>B. The City has developed a methodology to identify the likelihood that existing uses will be discontinued on an underutilized site. The methodology considers ownership of the site, property owner interest in development, existing uses, existing value of improvements and land, and access to infrastructure, goods, services, community amenities, and transit facilities. The methodology is described in Chapter 5, Section B of the Background Report and the evaluation of each site based on the methodology is provided in Appendix B.</p> <p>C. Sites included in the Housing Element have existing service or planned water, wastewater, and dry utilities service. Chapter 3, Section C of the Background Report is updated to address this and to specifically address availability of dry utilities.</p> <p>D. As noted previously, Martinez has seen applications for ADUs accelerate over the past three to four years. One reason are the numerous changes in State law regarding ADUs and JADUs, which has streamlined and incentivized their production. The other reason is public awareness, which has resulted in ADU interest gaining more traction. Preliminary figures suggest that the City is on target to approve 36 ADUs in 2023, as 12 permits for ADUs were issued from January 1, 2023 to April 30, 2023, and that number is expected to rise going forward. Nonetheless, the Housing Element is proposing a robust ADU program (Program 4) that includes immediate updates to comply with State law (by summer 2023), the pursuit of funding to assist low/mod homeowners to build ADUs, outreach, a mid-cycle review of the program, and the provision of sample ADU plans on the City website.</p>

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		<p>leases, before it concludes the site is suitable for housing development during the planning period. (See Department of Housing and Community Development, Memorandum Concerning Housing Element Site Inventory, Jun. 10, 2020, available here (“nonvacant sites with differing existing uses and lacking in common ownership, whether contiguous or located in the same general area, may not rely on a generalized analysis”).)</p> <p>C. <u>Utilities Provision to Inventory Sites</u></p> <p>The inventory must include a “description of existing or planned water, sewer, and other dry utilities supply, including the availability and access to distribution facilities” for each site. (Gov. Code § 65583.2, subd. (b)(5)(A).) This information is absent from the current draft and must be added before the City can achieve compliance.</p> <p>D. <u>The City’s ADU Projections Are Too Optimistic</u></p> <p>The current draft anticipates 74 ADUs citywide during the planning period. (HBR pg. 107.) This rate exceeds historical ADU production levels by a factor of two, but the draft cites only “the City’s efforts to increase ADU production and the results of” a survey by the Association of Bay Area Governments as evidence for this optimism. Unless the City can provide a better rationale, it should revise its ADU projections downward to be in line with historical trends. Furthermore, the Housing Element should analyze whether the ADUs that are produced will be available to renters on the open market, given that many East Bay ADUs are occupied by friends or family of the owner (<i>id.</i>), and adjust ADU projections as necessary to account for this.</p>	
Ryan Aston	3.01	I am writing to provide public comment on the Public Review Draft 2022-23 Housing Element. I am a lifelong Martinez resident and recent first-time homeowner here in town. My partner and I own a home on Lafayette Street, which backs up to parcel 378-021-018-7 (at the end of Dineen Street, numbered 4,5,6, and 7 on Figure 2). I understand that this parcel, and others adjacent	This comment is noted. The four sites in question are all zoned residential (either R-2.5 or R-6.0) and are all in the same existing residential neighborhood. The Housing Element has identified these four sites as Opportunity Sites to accommodate the RHNA; however, even without their designation as Opportunity Sites each property could be developed by the owner subject to zoning regulations and the

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		<p>to it, are being considered for development under the Martinez Housing Element Plan.</p> <p>Our property has had vehicle access through an easement on this neighboring parcel for many decades, and provides us with the ability to access the driveway at the rear of our home from Marina Vista via Miller and Dineen. Lafayette Street is quite narrow with limited parking. We have no garage in the front and no other means of parking in the driveway which is located at the rear of our property. Additionally, we are considering renting out the bottom story of our home, which would require additional space for renter's cars. If any development is undertaken at the top of Dineen Street, it is extremely important to us that we would retain the ability to access our property in this way.</p> <p>Another concern we have relates to emergency vehicle access. The top of Miller Avenue has a very sharp turn onto Dineen Street, and any additional homes built on the hill would increase the risk of fire or other hazards. Allowing fire or ambulance services the space they need to access this area, as well as to access the rear of the properties on Lafayette Street, would be an extremely important aspect of the planning of any development.</p> <p>We also have concerns related to environmental hazards. The property proposed for development backs up to the refinery, which brings with it additional risks. Having some degree of buffer between the refinery and nearby homes would likely be beneficial. Another consideration is the wildlife- we often see deer, fox, coyotes, and Great Blue Heron on the hill. Having the open space to cater to the needs of wildlife is a part of what makes Martinez a special place.</p> <p>I realize that the housing mandate is not optional, and that Martinez must comply with its requirements. I also understand the dire need we have in California for additional housing. I am writing in hopes that any development on this hillside is undertaken with great care, and hopefully with consideration of the concerns I am writing to you about. I appreciate the</p>	<p>Building Code. In other words, there is nothing currently preventing the sites from being developed for residential use in the same manner that other properties in the neighborhood have already been developed. Specifically, Parcel 378-021-018 is zoned R-6.0 which permits single-family dwellings and/or multifamily dwellings by right, meaning that no discretionary approval by the Planning Commission is required and no public noticing of a proposed project is needed. Therefore, the City strongly recommends that any easement across this property to provide access to the commentor's property is recorded and on title. Regarding emergency vehicle access, the City's Zoning Code has development standards that regulate hillside development and projects are reviewed by the Building Division and Engineering Department to ensure adequate access is provided.</p>

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		<p>opportunity to provide comment, and I am grateful for your time.</p>	
<p>East Bay for Everyone</p>	<p>4.01</p>	<p>Important Policy Commitments: Martinez’s housing element contains several substantial commitments that will help the City accommodate new homes and comply with state law. Program 1 makes a concrete commitment to defer fees for affordable housing in the planned Fee Deferral Program. Program 3A lays out a coherent timeline for dedicating publicly owned land to affordable housing.</p>	<p>This comment is noted.</p>
	<p>4.02</p>	<p>RCAAs and AFFH: The draft says that “While HCD does not have a standard definition for RCAAs”, but that isn’t the case. HCD does provide a tool(linked here) which shows RCAAs in the state. This shows that more than half the area of Martinez is a Racially Concentrated Area of Affluence. The draft has very little discussion of RCAAs, AFFH, and environmental justice issues present in Martinez today. The Housing Element should provide more details on how these issues have shaped Martinez’s land use patterns over time, and what constraints exist in the land use and development standards that are preventing the city from reducing segregation and environmental justice issues. The City found that “Lack of a variety of housing types targeted to a full range of income levels in areas with identified patterns of isolation or segregation” are leading to Integration/ Segregation issues in the City, but the programs do not do enough to address these stated issues (see next section).</p>	<p>This comment is noted, and indeed HCD’s AFFH Data Viewer does provide a mapping layer showing RCAAs, which for Martinez correspond with the description provided in the narrative. Still, HCD borrows the definition for an RCAA from scholars at the University of Minnesota Humphrey School of Public Affairs, who define RCAAs as census tracts where 1) 80 percent or more of the population is White, and 2) the median household income is \$125,000 or greater (slightly more than double the national median household income in 2016). The RCAAs in Martinez coincide with the highest resource areas, with greater access to economic and environmental opportunities. There also tends to be some separation between these areas and the PBF Refinery.</p>
	<p>4.03</p>	<p>Programs are Insufficient: The "Policies and Programs" section of the draft can be the most impactful section of the Housing Element. However, the Programs in this draft do not seem like they will result in significant changes to City policy or housing development in Martinez. Many programs have language such as “The City will promote” “The City will continue to advocate”, “The City will continue to monitor”, etc. without clear objectives or quantifiable outcomes. These programs should need significant changes in order to meaningfully address the housing shortage in Martinez and ensure that the pattern of low-growth in the</p>	<p>This comment is noted. Table 1 under Program 16 summarizes the goals and actions that will specifically respond to the AFFH analysis and meaningfully address housing mobility, new housing choices, place-based strategies for community preservation and revitalization, and displacement protection. The table also identifies the metrics that will be used for each program to measure progress in achieving the goals. Taken in its entirety, the Housing Plan and its programs are anticipated to play a major role in the production of new housing during the planning period.</p>

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		<p>City will change. We strongly recommend the adoption of a broader Missing Middle Program with specific zoning changes.</p>	
	4.04	<p>Missing Middle Program: With the above points in mind, the City must do more to reduce the constraints on housing in the City by relaxing development standards. A recommended program would be similar to San Ramon’s planned Missing Middle program. Specifically, we recommend the following development standard changes in all residential zones in the City to:</p> <ul style="list-style-type: none"> • All residential zones should permit at least 15 du/acre, except those at high risk of wildfire or flood inundation. • Reduce parking minimums to no more than 0.5 spaces per unit, uncovered, with no guest parking • Reduce setback requirements to, at most, 10 feet front yard, 5 feet side yard • Increase minimum site coverage requirements to, at least, 60% • Increase maximum building height to, at least, 30 feet • Reduce minimum lot sizes to, at most, 3,000 square feet • Allow up to 6 units per site 	<p>This comment is noted. Goal H-1 of the Housing Element is to “Foster development of a variety of housing types, densities, and prices to balance the City’s housing stock and meet Martinez’s regional fair share housing needs for people of all income levels.” Furthermore, Policy H-1.4: Housing Diversity means to “Encourage diversity in the type, density, size, affordability, and tenure of residential development in Martinez, while maintaining quality of life goals for the community. Ensure there is an adequate supply of mixed-use and residentially zoned land of appropriate densities to accommodate existing and anticipated housing needs through 2031.”</p> <p>The City is intent on providing diversity in its housing stock to meet to the needs of different household incomes, lifestyles, and where residents are in their lifecycle (e.g., young families vs. seniors). To this end, the Housing Element and the Zoning Code will continue to allow for a variety of housing types, densities, sizes, and prices through different land use designations and zoning regulations. Nonetheless, through the implementation of SB 9 and ADU law, amongst other legislation, the City will see densification of housing throughout Martinez, which will provide additional housing opportunities for residents.</p>
Carol Wiley	5.01	<p>This letter addresses several of the proposed Opportunity sites (#4-7) listed as suitable for development in the Appendix of the Housing Element of the 2nd Revised Draft General Plan 2035. They are:</p> <ul style="list-style-type: none"> • Appendix A, Map ID 4, APN 373-061-031, between the City’s Lafayette Street right-of-way extension and Escobar - 1 unit • Appendix A, Map ID 5, APN 373-061-033, the City’s Lafayette Street right-of-way extension - 1 unit • Appendix A, Map ID 6, APN 378-021-018, the Arana property - 19 units • Appendix A, Map ID 7, APN 378-033-015, Dineen St - 2 units 	<p>This comment is noted. The four sites in question are all zoned residential (either R-2.5 or R-6.0) and are all in the same existing residential neighborhood. This neighborhood like many others in Martinez is adjacent to or close to the Martinez Refinery. In fact, much of Martinez north of the John Muir Pkwy (CA-4) is within proximity to the refinery. The Housing Element has identified these four sites as Opportunity Sites to accommodate the Regional Housing Needs Allocation (RHNA); however, even without their designation as Opportunity Sites each property could be developed by the owner subject to zoning regulations and the Building Code. In other words, there is nothing currently preventing the sites from being developed for residential use in the same manner that other properties in the neighborhood have already been developed. Furthermore, prohibiting these sites from being developed strictly due to their location in</p>

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		<p>Opportunity site #6 (formerly #31) was also the subject of my former letter of 2015 (attached). Noise, air pollution, vibration, and safety were issues I addressed then regarding building housing. Those concerns remain very much alive.</p> <p>In the 2.1 Introduction of the Land Use Element section goals and frameworks that will shape the next 20 years are set out. Overall, it states that the “collective emphasis of the various elements is to encourage land uses that limit future growth, preserve existing areas, retain the low-density character of the community, and retain the high quality of life derived from ample open space and recreation areas.” AND “potential areas for growth are constrained by environmental characteristics that inhibit development.” Listed among the Land Use Elements are Noise and Air Quality Elements – policies that affect siting of various land uses in proximity to noise generators or stationary pollution sources, and encourages land uses that limit air pollution “either on-site or through travel.”</p> <p>The four sites in question are all in proximity to pollution sources on site and through travel. That reality has (unfortunately) been proven by the recent accident November 24, 2022 at the Refinery (PBF Energy/MRC/Shell) when 24 tons of metal laden ash were released over our neighborhoods and drifted 12 miles to the west and northwest of the refinery.</p> <p>Public Safety is another Element regarding areas inappropriate for development. Although accidents involving hazardous materials are not listed in that section, they are absolutely a public safety concern. Fire, earthquake, and landslides are mentioned – all potential disasters. Refinery accidents are too.</p> <p>The hazardous fallout that drifted 12 miles from the Martinez Refinery on November 24, 2022 dumped spent catalyst and likely contaminated soil miles away – even across the Carquinez Strait and to Richmond. People living near the Refinery were</p>	<p>relation to the refinery would represent a regulatory taking by the City (with the exception of the one City-owned parcel). Hazardous materials are addressed in Chapter 3, Section D of the Background Report. Further, the General Plan EIR, certified in November 2022, evaluated the potential for significant impacts in association with hazardous materials and determined that the impact is less than significant. With regard to any slopes that may exist on the sites, the City’s Zoning Code has development standards that regulate hillside development and the Building Code has provisions for the construction of structures on slopes.</p>

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		<p>advised by Contra Costa Health Services not to eat food grown in their gardens until the soil was tested or replaced. If this risk is as high as the evidence indicates – why would any site precisely next to the Refinery be considered suitable for housing?</p> <p>Although Safety Audits were conducted in the winter of 2021 by the Contra Costa Health Service Hazardous Materials Program, their result showed 28 corrective actions were needed for MRC to implement and help accident prevention. Under the category of “Inherent Safety” findings were that MRC needs “significant improvement in this area to document how to make existing and new processes safer to satisfy local and state requirements.” Those words do not inspire confidence in Refinery safety.</p> <p>In the MRC link to the City of Martinez website a “Root Cause Analysis Report” is included regarding the November 24, 2022 spent catalyst incident. The analysis revealed that there were two instances in which MRC personnel did not comply with Refinery policy and procedures during the incident. There was a “lack of awareness” by MRC personnel that a “high differential pressure in the FSS” (Fourth Stage Separator) could result in a catalyst carryover that could be released to the community. The Refinery didn’t begin investigating or notifying regulatory agencies and the community until there were community complaints of the ash! The Report goes on to list Corrective Actions needed based on the learnings from the incident. Oversight, alarm and response guidance, and community monitoring procedures are among the specific technical strategies needed.</p> <p>Clearly, we don’t want housing units close to accidents waiting to happen. Flammable gases, Hydrogen Sulfide, Aqueous Ammonia, and Anhydrous Ammonia are all hazardous substances stored or produced on site at MRC.</p> <p>My comments do not even need to detail other reasons why developing Opportunity Sites #4-7 is a terrible idea. That said,</p>	

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		<p>access for fire fighters is impossible to the steep sites as well. One fire fighter said they would need to use hoses that would pump water up from Escobar St. in case of a fire. Narrow streets, current housing, and hairpin turns also make access impossible for fire trucks.</p> <p>Safety, air pollution, noise, access, vibration issues, and the need for a natural buffer zone for humans and wildlife next to the Refinery property should disqualify these sites from potential housing. Any one of these reasons is of concern. Together they make added housing an alarming proposal. The Revised Draft General Plan 2035 should not include Opportunity sites #4-7 now or for future consideration.</p>	
Harlan Strickland	6.01	<p>THE TELFER PROPERTY, APPENDIX A – INVENTORY OF RESIDENTIAL AND OPPORTUNITY SITES, MAP ID #201, APN #372-400-006: CONSISTENCY WITH SURROUNDINGS; SUSTAINABILITY</p> <p>POINT ONE: re Housing Plan focus #3: Proposed development is inconsistent with its surrounding neighborhood context The Telfer property is bounded on the north by the railroad tracks, on the west by the Alhambra Cemetery, on the east by light industrial, the City Corp Yard and the creek, and on the south by the road up to the cemetery and a handful of residences. Residential development on the Telfer property is, on the face of it, inconsistent with its “surrounding neighborhood context.”</p> <p>POINT TWO: re Housing Plan focus #6: Proposed development is not “sustainable” Sustainability in the Housing Element is being narrowly defined as green building and having water available. What’s being left out is the safety of residents, and the financial viability of the City. Without these, is a development plan truly “sustainable”?</p> <p>Sustainability - Safety</p>	<p>This comment is noted. The site is currently zoned Downtown Shoreline (DS). Per the Zoning Code, <i>“The intent of the Downtown Shoreline District is to provide for a variety of residential uses in an environment that is transitioning from industrial to residential uses. This district serves as a transition area between the urbanized portion of the downtown and the open space of the Martinez Regional Shoreline to the north. The standards and guidelines for this district are intended to protect and enhance the environmentally sensitive areas of the Shoreline, to respect and complement the existing primarily single-family neighborhood immediately to the south, and to contribute to the economic revitalization of downtown, by permitting a sufficient intensity of development to provide an economic incentive for industrial uses to relocate.”</i></p> <p>Thus, even without its designation in the Housing Element as an Opportunity Site, the Telfer property can at any point submit an application for redevelopment to a residential use. In fact, light industrial uses are not permitted in the DS zoning district and the existing industrial use would be considered legal, nonconforming.</p>

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		<p>The Telfer property is not only a noisy, polluted environment for housing, but has the possibility of train disasters as occurred recently in East Palestine, Ohio. The property is immediately next to one of the highest-traffic railroad corridors in the nation. Luckily, north-of-the-tracks development has been taken off the table, but residences right next to the tracks on the south side would still be at risk.</p> <p>Sustainability - City’s financial viability Housing, especially low-income housing, doesn’t pay for itself. Attached is City of Martinez – GPU Comments - Element 2.0 - Land Use - City Revenue From Housing - 9-22-2022.docx, which lays that out, but it also shows that market-rate housing doesn’t generate a lot of income, either. There’s a good case for Martinez’s general fund needing \$6,000,000 or more annual revenue in the future, to deal with Measure X sunseting, Marina debt, Marina upgrades and maintenance, as well as rising police and other personnel costs.</p> <p>The Telfer property is one of the last places in the City where an industrial park, containing Biotech, Biomedical, CleanTech, Advanced Materials & Manufacturing or other technology businesses referred to in the Northern Waterfront Economic Development Initiative Strategic Plan, could be located. For this kind of limited real estate – large, flat, next to worker and product transportation, and unsuited for residential – it’s a zero-sum game in Martinez: to be a housing YIMBY there is to be a jobs and City revenue NIMBY. Martinez needs safe housing. Martinez needs more revenue. The Telfer property is ideal for, and should be, light industrial.</p>	
	6.02	<p>Comments on the “2nd Revised Draft General Plan 2035”: calculations of net City revenue for three typical housing examples</p> <p>THE PROBLEM – LOW CITY INCOME: Martinez needs more income. The most obvious example is the Marina: the fishing pier, the state of the berths, the seawall that</p>	<p>This comment is noted; however, the comment is directed towards the more comprehensive General Plan, including matters related to overall land use and City revenues, and not specifically towards the Housing Element Update.</p>

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		<p>needs repair and reorienting. The upcoming harbor dredging is once again only partial, and once again the City is making interest-only payments on Marina debt to the state.</p> <p>The City is depending on grant money for the fishing pier, as well as for long-overdue repairs to our water system. If Measure X hadn't passed, the City would be going into reserves for operating expenses. Staffing, including for police, continues to a problem in Martinez, and there is no plan to deal with Measure X sunset.</p> <p>Why is a city within the wealthy, world-class innovation sphere of the Bay Area, struggling? How can this problem be addressed?</p> <p>THE SOLUTION – LONG-TERM PLANNING: Economic Development to improve City revenue is a long-term proposition. The General Plan Update represents a unique opportunity to think beyond the two-year budget cycle. While the City has been working on extending its budget forecast horizon, budgeting is primarily about allocating existing revenue sources, not figuring out how to introduce substantial new sources of revenue into Martinez's economy.</p> <p>How we use land will determine the financial viability and vitality of Martinez in the future. While there is constant pressure to increase housing, housing's occupants represent significant General Fund costs in the form of services and maintenance, not just revenue from taxes and fees. For the same amount of land, businesses can bring in much more revenue to the General Fund with far fewer expenses than housing. Martinez is largely built out, and the opportunities for improving General Fund income with high-revenue land use are shrinking.</p> <p>The Greenwood land use recommendations tacked on the end of the Land Use Element sound good, but they are simply ideas, mostly policies, with few if any implementation specifics. This is in stark contrast with the very detailed housing density specifications.</p> <p>BE CAUTIOUS WITH HOUSING:</p>	

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		<p>Below are three representative examples of typical housing units on the market, and what their net contribution is to the General Fund: positive, negative or zero. To deal with the sunset of Measure X, as well as deal with looming future expenses as touched on briefly above, Martinez could easily use another \$6,000,000 in annual revenue. The net General Fund revenue from housing is surprisingly low, as shown in the following examples, so caution should be used in assigning housing to currently unused land. The General Plan can always be amended to allow more intensive land uses in the future, but going in the other direction, so-called “down-zoning,” can be quite difficult for a city to do. How many houses would it take to generate \$6,000,000?</p> <p>From the 2022-2023 Biennial Budget (“Budget”), about 80% of the General Fund (“GF”) operating budget comes from four sources: property tax, VLF property tax swap, sales and use tax, and franchise fees. Assuming residents avoid parking tickets, the remaining sources of GF revenue represent negligible input from typical residents, so the following calculations, based on the four main GF revenue sources, are a good approximation of the financial impact of the three housing unit examples below. A list of the assumptions used follows the calculations.</p> <p>THE CALCULATIONS: In the following, GF Revenue = Property value x (1% tax + VLF tax swap) + residents x ((sales tax + Measure X) + franchise fees, all per) Note: For more detail, see Assumptions at the end</p> <p>Example 1: \$750,000 median price single family home, 3 bd, 2 ba 2.6 residents GF Revenue: $\\$750,000 \times (.00159227 + .00055442) + 2.6 \times (\\$251 + \\$48) = \\$1610 + \\$777 = \\2387 GF Revenue per capita = $\\$2387 / 2.6 = \\918</p>	

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		<p>Net GF revenue per capita = GF revenue per capita - GF expenditure per capita = \$918 - \$805 = \$113 Net dwelling annual GF revenue = 2.6 x \$113 = \$294 NET ANNUAL GF REVENUE</p> <p>Example 2: \$613,000 low-income housing or condo, 2 bed, 2 bath 2.6 residents GF Revenue: \$613,000 x (.00159227 + .00055442) + 2.6 x (\$251 + \$48) = \$1316 + \$777 = \$2093 GF Revenue per capita = \$2093 / 2.6 = \$805 Net GF revenue per capita = GF revenue per capita - GF expenditure per capita = \$805 - \$805 = \$0 Net dwelling annual GF revenue = 2.6 x \$0 = \$0 ZERO NET ANNUAL GF REVENUE</p> <p>Example 3: \$750,000 townhouse, 4 bed, 3 bath 3.6 residents GF Revenue: \$750,000 x (.00159227 + .00055442) + 3.6 x (\$251 + \$48) = \$1610 + \$1076 = \$2686 GF Revenue per capita = \$2686 / 3.6 = \$746 Net GF revenue per capita = GF revenue per capita - GF expenditure per capita = \$746 - \$805 = (\$59) Net dwelling annual GF revenue = 3.6 x (\$59) = (\$212) NET ANNUAL GF LOSS</p> <p>ASSUMPTIONS:</p> <ul style="list-style-type: none"> Property Tax: For Martinez’s largest TRA (Tax Rate Area) 5000, which includes the downtown, and which has one of the highest return-to-GF rates for the City: Fraction of TRA 5000 1% ad valorem property tax going to the GF = .159227, so fraction of assessed value going to the GF = .01 x .159227 = .00159227 VLF revenue as fraction of assessed property value going to the GF (the same everywhere within Martinez, regardless of TRA; total Martinez assessed valuation 	

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		<p>from the Assessor’s report for 2022-23): City VLF revenue / City total assessed value = \$4,030,700 / \$7,270,111,655, = .00055442</p> <ul style="list-style-type: none"> • Sales & use tax revenue per capita = (Sales and use tax + Measure X (could not find figure in budget, but assume essentially the same as Measure D)) / population = (\$4,972,400 + \$4,636,000) / 38290 = \$251 • Franchise fees per capita = \$1,833,400 / 38290 = \$48 • GF expenditure per capita = \$30,833,844 / 38,290 = \$805 • Property values are net assessed values, after owner-occupied discount, if applicable • Numbers are consistent with the 2022-23 budget 	
Jennifer Pearson	7.01	<p>The choice of town planners to exceed the State required Housing Element of 1,345 new housing units in the next 8 years to 1877 is unjustified and plainly irresponsible. How were these quantities created?</p>	<p>A buffer in total capacity is created in the sites inventory for two main reasons. First, until the Housing Element is certified by the Department of Housing and Community Development (HCD) the sites inventory may change and some sites might be removed from the inventory for various reasons (e.g., a property owner may choose not to develop a site during the planning period (2023-2031)). Second, if during the planning period a site that was identified to accommodate a portion of the City’s lower-income need instead develops entirely at market rate, then the capacity of that site to produce housing affordable to lower-income households will be lost. Under that scenario, a buffer of housing would ensure that the City could still meet its lower income RHNA and not experience a net loss of lower-income sites, which would automatically trigger a requirement for the City to find additional sites or possibly even rezone to make up for the net loss of sites.</p>
	7.02	<p>How were the ‘opportunity sites designated’?</p> <p>Not only will housing growth strain the City’s infrastructure which is noted to have serious deferred maintenance issues, the Downtown Strategic Plan must address mitigation of Climate change vulnerabilities of future massive flooding.</p> <p>Intense rainfall, storm surges, add to sea level rise. Opportunity sites adjacent to creeks and in the designated flood plain are</p>	<p>The Housing Element must include an inventory of specific sites that are suitable for residential development and available for use in the planning period to accommodate the RHNA. The Opportunity Sites are recommended by staff, based upon feedback and direction from the Planning Commission and City Council. Characteristics considered when evaluating the appropriateness of sites include physical features (e.g., susceptibility to flooding, slope instability or erosion, and environmental considerations) and location (e.g., proximity to transit, job centers, and public or community services). Land suitable for</p>

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		<p>vulnerable beneath land. Patrick Barnard, research director of the USGS Climate Impacts and Coastal Processes Team states: It's this slow creep upward that gets into garages, and foundations and roadbeds.</p> <p>Rising sea water coupled with rising groundwater can remobilize capped soil contaminants, bring pollutants into coastal and creek watersheds, damage streets, sewers.</p>	<p>residential development includes vacant sites that are zoned for residential development, underutilized sites that are zoned for residential development and capable of being redeveloped at a higher density or with greater intensity, and vacant and underutilized sites that are not zoned for residential development, but can be redeveloped, and/or rezoned, for residential use.</p>

APPENDIX G

Evaluation of Cumulative Effect of Land Use Controls

Appendix G – Evaluation of Cumulative Effect of Land Use Controls

Appendix G analyses whether the cumulative effect of the City’s land use regulations would constrain a project’s ability to develop and result in negative impacts on housing supply, housing choice, and affordability, the effect of the City’s land use regulations, including density, lot coverage, FAR, landscaping, open space, and parking (covered and uncovered), for several prototypical projects in a variety of zoning districts.

	<u>Zoning Districts</u>									
	<u>R-1.5</u>	<u>R-2.5</u>	<u>R-3.5</u>	<u>R-6</u>	<u>R-7.5</u>	<u>PA</u>	<u>CC</u>	<u>SC</u>	<u>DC</u>	<u>DS</u>
City Standards										
<u>Units Per Acre</u>	<u>29</u>	<u>17.4</u>	<u>12.4</u>	<u>7.26</u>	<u>5.8</u>	<u>29</u>	<u>43</u>	<u>30</u>	<u>43</u>	<u>35</u>
<u>Lot Coverage</u>	<u>40%</u>	<u>35%</u>	<u>40%</u>	<u>40%</u>	<u>35%</u>	<u>50%</u>	<u>100%</u>	<u>100%</u>	<u>100%</u>	<u>100%</u>
<u>Maximum Residential FAR</u>	<u>25%</u>	<u>25%</u>	<u>25%</u>	<u>20%</u>	<u>20%</u>	<u>100%</u>	<u>4</u>	<u>4</u>	<u>4</u>	<u>4</u>
<u>Maximum Building Height</u>	<u>30</u>	<u>25</u>	<u>25</u>	<u>25</u>	<u>25</u>	<u>30</u>	<u>40</u>	<u>30</u>	<u>40</u>	<u>40</u>
<u>Required Landscaping (Minimum %)</u>	<u>0%</u>	<u>0%</u>	<u>0%</u>	<u>25%</u>	<u>25%</u>	<u>0%</u>	<u>0%</u>	<u>0%</u>	<u>0%</u>	<u>0%</u>
<u>Minimum Open Space per Unit (Multifamily)</u>	<u>400</u>	<u>450</u>	<u>500</u>	<u>-</u>	<u>-</u>	<u>400</u>	<u>-</u>	<u>-</u>	<u>50</u>	<u>50</u>
<u>Minimum Site Area per Dwelling Unit</u>	<u>1,500</u>	<u>2,500</u>	<u>3,500</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>1,000</u>	<u>-</u>	<u>-</u>	<u>-</u>
Prototype Project										
<u>Site Size (acres)</u>	<u>1.50</u>	<u>1.50</u>	<u>2.00</u>	<u>2.00</u>	<u>2.00</u>	<u>1.50</u>	<u>1.50</u>	<u>1.50</u>	<u>1.50</u>	<u>1.50</u>
<u>Unit Type</u>	<u>MF</u>	<u>MF</u>	<u>Attached SF</u>	<u>Detached SF</u>	<u>Detached SF</u>	<u>MF</u>	<u>MF</u>	<u>MF</u>	<u>MF</u>	<u>MF</u>
<u>Units (Based on Maximum Units per Acre)</u>	<u>43.0</u>	<u>26.0</u>	<u>24.0</u>	<u>14.0</u>	<u>11.0</u>	<u>43.0</u>	<u>64.0</u>	<u>45.0</u>	<u>64.0</u>	<u>52.0</u>
<u>Average Unit Size (S.F.)</u>	<u>908</u>	<u>908</u>	<u>1,700</u>	<u>1,700</u>	<u>1,700</u>	<u>908</u>	<u>908</u>	<u>908</u>	<u>908</u>	<u>908</u>
<u>Private Open Space per Unit</u>	<u>400</u>	<u>450</u>	<u>500</u>	<u>-</u>	<u>-</u>	<u>400</u>	<u>400</u>	<u>400</u>	<u>-</u>	<u>-</u>
<u>Private Storage per Unit</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
<u>Building Stories (within Maximum Building Height)</u>	<u>2</u>	<u>2</u>	<u>2</u>	<u>2</u>	<u>2</u>	<u>2</u>	<u>3</u>	<u>2.25</u>	<u>3</u>	<u>3</u>
<u>Covered Parking Spaces (per unit)</u>	<u>1</u>	<u>1</u>	<u>1</u>	<u>2</u>	<u>2</u>	<u>1</u>	<u>1</u>	<u>1</u>	<u>1</u>	<u>1</u>
<u>Uncovered Parking Spaces (per unit)</u>	<u>1.25</u>	<u>1.25</u>	<u>1.00</u>	<u>0.00</u>	<u>0.00</u>	<u>1.20</u>	<u>1.25</u>	<u>1.25</u>	<u>0.50</u>	<u>0.50</u>
<u>On-Site Office (S.F.)</u>	<u>1,500</u>	<u>1,500</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>1,500</u>	<u>1,500</u>	<u>1,500</u>	<u>1,500</u>	<u>1,500</u>
<u>Total Residential Structure S.F. (average unit size x total units plus office)</u>	<u>40,544</u>	<u>25,108</u>	<u>40,800</u>	<u>23,800</u>	<u>18,700</u>	<u>40,544</u>	<u>59,612</u>	<u>42,360</u>	<u>59,612</u>	<u>48,716</u>
<u>Covered Parking Spaces (s.f.)</u>	<u>6,966</u>	<u>4,212</u>	<u>3,888</u>	<u>4,536</u>	<u>3,564</u>	<u>6,966</u>	<u>10,368</u>	<u>7,290</u>	<u>10,368</u>	<u>8,424</u>

Appendix G – Evaluation of Cumulative Effect of Land Use Controls

	<u>Zoning Districts</u>									
	<u>R-1.5</u>	<u>R-2.5</u>	<u>R-3.5</u>	<u>R-6</u>	<u>R-7.5</u>	<u>PA</u>	<u>CC</u>	<u>SC</u>	<u>DC</u>	<u>DS</u>
<u>Uncovered Parking Space (s.f.)</u>	<u>8,708</u>	<u>5,265</u>	<u>3,888</u>	<u>-</u>	<u>-</u>	<u>8,359</u>	<u>12,960</u>	<u>9,113</u>	<u>5,184</u>	<u>4,212</u>
<u>Landscaping S.F.</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>21,780</u>	<u>21,780</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
<u>Open Space S.F. (Minimum Requirement x Units)</u>	<u>17,200</u>	<u>11,700</u>	<u>12,000</u>	<u>-</u>	<u>-</u>	<u>17,200</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
<u>Internal Streets/Utilities (18% of site for single family, 12% of site for multifamily)</u>	<u>7,841</u>	<u>7,841</u>	<u>15,682</u>	<u>15,682</u>	<u>15,682</u>	<u>7,841</u>	<u>7,841</u>	<u>7,841</u>	<u>7,841</u>	<u>7,841</u>
<u>First Floor Building Footprint (Parking included in Residential Structure)</u>	<u>26,131</u>	<u>16,126</u>	<u>24,578</u>	<u>15,585</u>	<u>12,245</u>	<u>26,131</u>	<u>25,659</u>	<u>24,273</u>	<u>25,659</u>	<u>20,951</u>
<u>First Floor Building Footprint (Residential Structure plus Separate Carports)</u>	<u>29,265</u>	<u>18,021</u>	<u>26,328</u>	<u>17,626</u>	<u>13,849</u>	<u>29,265</u>	<u>32,226</u>	<u>27,999</u>	<u>32,226</u>	<u>26,287</u>
<u>Lot Coverage (First Floor Footprint / Lot Size) with covered parking in residential structure</u>	<u>40%</u>	<u>25%</u>	<u>28%</u>	<u>18%</u>	<u>14%</u>	<u>40%</u>	<u>39%</u>	<u>37%</u>	<u>39%</u>	<u>32%</u>
<u>Lot Coverage (First Floor Footprint / Lot Size) with covered parking in carports</u>	<u>45%</u>	<u>28%</u>	<u>30%</u>	<u>20%</u>	<u>16%</u>	<u>45%</u>	<u>49%</u>	<u>43%</u>	<u>49%</u>	<u>40%</u>
<u>Floor Area Ratio</u>	<u>0.621</u>	<u>0.384</u>	<u>0.468</u>	<u>0.273</u>	<u>0.215</u>	<u>0.62</u>	<u>0.91</u>	<u>0.65</u>	<u>0.91</u>	<u>0.75</u>
<u>Minimum Site Area Required (Minimum Site Area/Unit x Units)</u>	<u>1.48</u>	<u>1.49</u>	<u>1.93</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>1.47</u>	<u>-</u>	<u>-</u>	<u>-</u>
<u>Does Prototype Meet City Standards?</u>										
<u>Prototype uses City's building height, private storage, open space, and landscaping standards</u>	<u>Yes</u>	<u>Yes</u>	<u>Yes</u>	<u>Yes</u>	<u>Yes</u>	<u>Yes</u>	<u>Yes</u>	<u>Yes</u>	<u>Yes</u>	<u>Yes</u>
<u>Lot Coverage</u>	<u>No</u>	<u>Yes</u>								
<u>Floor Area Ratio</u>	<u>No</u>	<u>No</u>	<u>No</u>	<u>No</u>	<u>No</u>	<u>Yes</u>	<u>Yes</u>	<u>Yes</u>	<u>Yes</u>	<u>Yes</u>
<u>Minimum Site Area per Dwelling Unit</u>	<u>Yes</u>	<u>Yes</u>	<u>Yes</u>	<u>Yes</u>	<u>Yes</u>	<u>Yes</u>	<u>Yes</u>	<u>Yes</u>	<u>Yes</u>	<u>Yes</u>
<u>Is Site Adequate to Accommodate Project?</u>										
<u>Ground Floor Coverage (First Floor Building, Uncovered Parking, Streets, Open Space/Stories, Landscaping)</u>	<u>54,414</u>	<u>36,977</u>	<u>51,898</u>	<u>55,088</u>	<u>51,311</u>	<u>54,065</u>	<u>53,027</u>	<u>44,953</u>	<u>45,251</u>	<u>38,339</u>

Appendix G – Evaluation of Cumulative Effect of Land Use Controls

	<u>Zoning Districts</u>									
	<u>R-1.5</u>	<u>R-2.5</u>	<u>R-3.5</u>	<u>R-6</u>	<u>R-7.5</u>	<u>PA</u>	<u>CC</u>	<u>SC</u>	<u>DC</u>	<u>DS</u>
<u>Ground Floor Coverage (acres)</u>	<u>1.2</u>	<u>0.8</u>	<u>1.2</u>	<u>1.3</u>	<u>1.2</u>	<u>1.2</u>	<u>1.2</u>	<u>1.0</u>	<u>1.0</u>	<u>0.9</u>
<u>Do All Ground Floor Uses Exceed Site Size?</u>	<u>No</u>	<u>No</u>	<u>No</u>	<u>No</u>	<u>No</u>	<u>No</u>	<u>No</u>	<u>No</u>	<u>No</u>	<u>No</u>